



Thorncliffe View Chapeltown Sheffield S35 3XU
Offers In The Region Of £425,000

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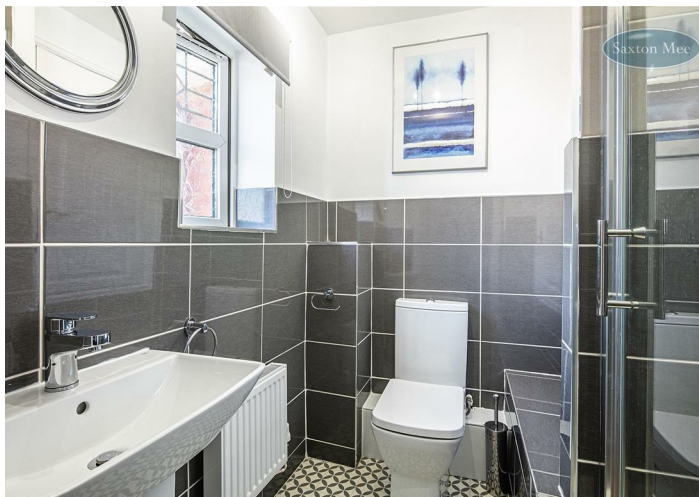
**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Situated in a fabulous position in the corner of this quiet cul-de-sac on this popular residential estate is this four bedroom, three bathroom detached property which enjoys a south facing rear garden and benefits from a double-width driveway, double garage, uPVC double glazing and gas central heating. The property is close to an array of amenities including the local train station and leisure centre, minutes away from the M1, surrounded by reputable schools and with direct roads leading to Sheffield, Barnsley and Rotherham.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with an under stair storage cupboard and downstairs WC. From the hall, access to a study/playroom with a storage cupboard off, the lounge and the kitchen/breakfast room. The lounge has a bay window and an electric fire, which is the focal point of the room. Double doors open through to a dining room with uPVC French doors out onto the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include double electric oven, fridge, freezer, dishwasher, washing machine and a four ring hob with extractor above. There is a breakfast bar, a rear entrance door and a cupboard which houses the gas boiler. The breakfast area has uPVC French doors, opening to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the four good sized bedrooms and the family bathroom. The principal bedroom has a bay window, fitted wardrobes and an en suite shower room. Double bedroom two, again has fitted wardrobes and an en suite shower room. Double bedroom three is to the rear and has fitted wardrobes. The bathroom has a three piece suite including bath, WC and wash basin.

- IDEAL FAMILY HOME - EARLY VIEWING ADVISED
- FOUR BEDROOMS/THREE BATH/SOWER ROOMS
- LOUNGE & DINING ROOM
- DOWNSTAIRS WC & STUDY
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT COMMUTER LINKS





OUTSIDE

A double-width driveway leads to a double garage with power and lighting. Front lawned garden. Access down the side leads to the fully enclosed rear garden which has a stone patio with planted borders. Garden shed.

LOCATION

Located on this cul-de-sac in the popular commuter location of Chapeltown, close to an array of amenities including the local train station and leisure centre, minutes away from the M1, surrounded by reputable schools and with direct roads leading to Sheffield, Barnsley and Rotherham.

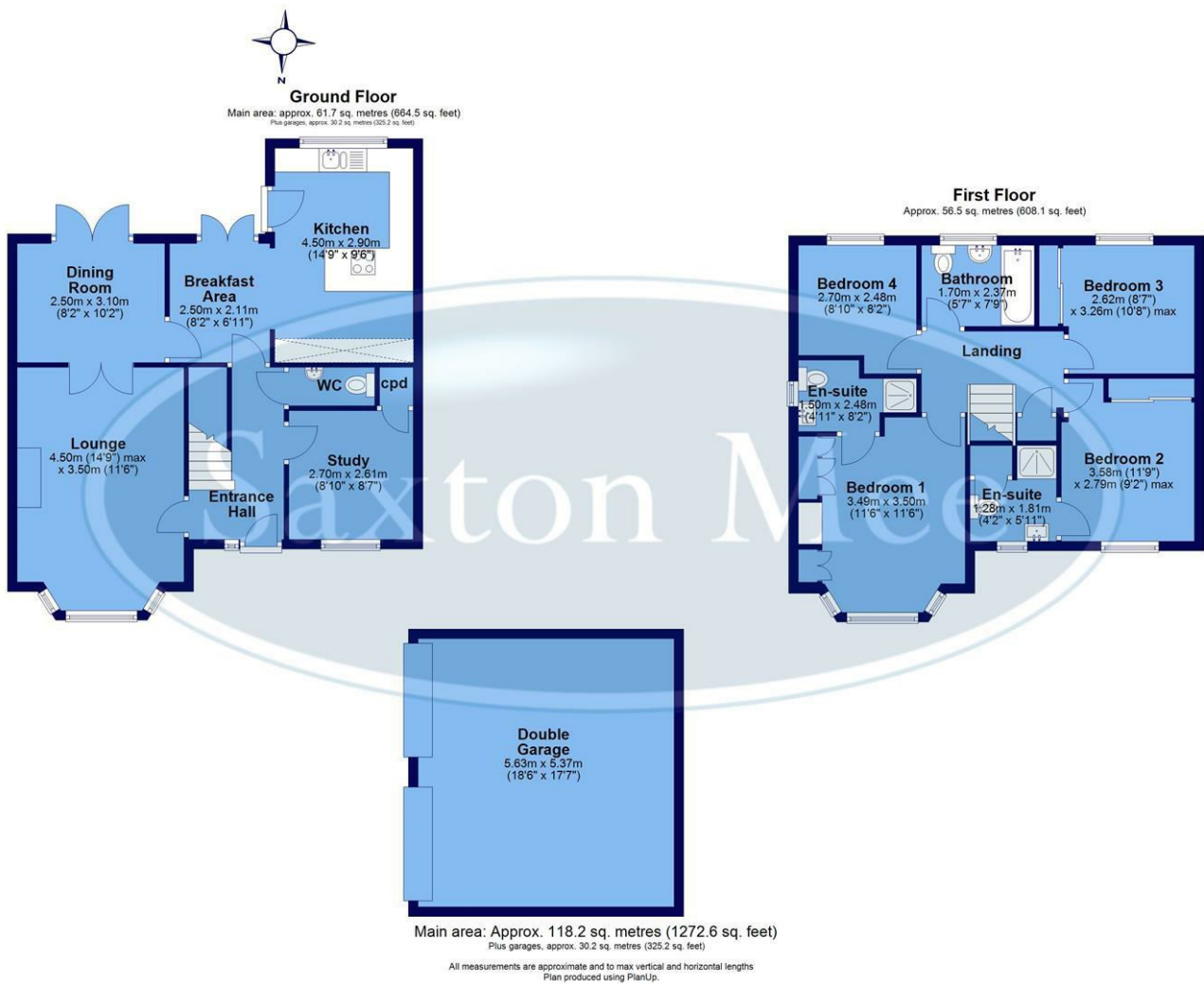
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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