



Chapel Road Burncross Sheffield S35 1SS
Price Guide £400,000

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GUIDE PRICE £400,000-£425,000 ** FREEHOLD ** Situated on this good sized plot in this popular residential area is this stone built, four double bedroom, two bathroom detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating.

The spacious living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC and a storage cupboard. From the hall, access into the garage, the open plan lounge/dining room and the kitchen. The integral garage has an electric door, power and lighting and houses the gas boiler. The well proportioned open plan lounge/dining room has large windows allowing lots of natural light to flow through the room, while the gas fire is the focal point of the room. From the dining area, sliding doors open into the extended garden room with uPVC French doors opening to the rear garden. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a dishwasher, double electric oven, four ring hob with extractor above, fridge freezer along with space and plumbing for a washing machine. There is a breakfast bar and side entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a boarded loft space via pull-down ladders, the four double bedrooms and the family bathroom. The principal bedroom is to the rear aspect and has fitted wardrobes and the added advantage of an en suite shower room with chrome towel radiator, WC and wash basin. Bedroom two is to the rear and again has fitted wardrobes. Bedrooms three and four are both to the front aspect. The bathroom has a chrome towel radiator and a four piece suite bathroom including shower enclosure, bath, WC and wash basin.

- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN SUITE SHOWER ROOM
- WELL PROPORTIONED OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- GARDEN ROOM
- DOWNSTAIRS WC
- FOUR PIECE SUITE BATHROOM
- DOUBLE-WIDTH DRIVEWAY
- INTEGRAL GARAGE





OUTSIDE

A low wall encloses a front lawned garden. A double-width driveway provides off-road parking and this leads to the integral garage. Access down both sides of the property to the fully enclosed rear garden with a patio, lawn, wooden decked area and planted area.

LOCATION

The property is located in Burncross village with local pubs and restaurants within walking distance as well as a host of amenities and transport links including access to the M1 being just a few minutes drive away. Local countryside and woodland is also within walking distance from the property. Easy access to Chapeltown and Sheffield City Centre.

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.



Total area: approx. 142.9 sq. metres (1538.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			