







Arncliffe Drive Chapeltown Sheffield S35 2BS Offers In The Region Of £350,000



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Sheffield S35 2BS

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** FREEHOLD ** A fantastic opportunity has arisen to purchase this four bedroom detached property which is situated near the end of this quiet sought-after cul-de-sac in Chapeltown. The property enjoys a lovely south-east facing rear garden and benefits from off-road parking, an integral garage with electric door, uPVC double glazing and gas central heating. The property is well served by local amenities, schooling and excellent transport links with the M1 motorway network and Chapeltown Train Station located close by.

The living accommodation briefly comprises: enter through a composite door into a porch with a downstairs WC and access into the lounge. The good sized lounge has a gas fire set in an attractive surround. A door then opens into the dining room which in turn gives access to the garden room and the kitchen. The extended garden room has uPVC French doors opening onto the rear garden. The kitchen has a range of wall, base and drawer units with a contrasting granite worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above along with space for a fridge freezer. A door then opens into a utility room with sink and drainer inset in a granite worktop, space and plumbing for a washing machine, a side entrance door and access into the integral garage with power and lighting along with access into a useful roof space and houses the gas boiler.

From the lounge, an open plan staircase rises to the first floor landing with access into the partly boarded loft space via pull-down ladders, the four bedrooms and the shower room. The principal bedroom is to the front aspect and has space for furniture. Double bedroom two is to the rear. The shower room has a walk-in shower, WC and wash basin.

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE, DINING ROOM & EXTENDED GARDEN ROOM
- SEPARATE KITCHEN
- DRIVEWAY & GARAGE
- UTILITY ROOM
- GARDENS TO THE FRONT & REAR
- · QUIET CUL-DE-SAC
- ACCESS TO AMENITIES, TRANSPORT LINKS & SCHOOLS
- EASY ACCESS TO MOTORWAY NETWORKS



















OUTSIDE

To the front is a lawn. A single driveway leads to the integral garage. Access down the side of the property leads to the fully enclosed south-east facing rear garden which is mostly laid to lawn with attractive planted borders and patio. A gate to the rear of garden gives access to Housley Lane.

LOCATION

The property is well served by local amenities, schooling and excellent transport links with the M1 motorway network and Chapeltown Train Station located close by.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

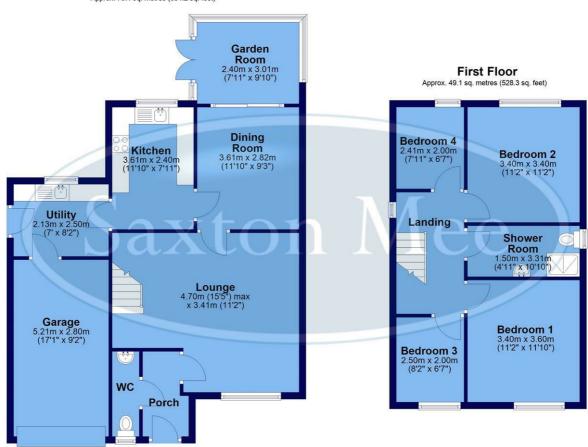
Greg Ashmore MNAEA

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Ground Floor

Approx. 79.4 sq. metres (854.2 sq. feet)



Total area: approx. 128.4 sq. metres (1382.5 sq. feet)

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

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