

Ironstone Drive Chapeltown Sheffield S35 3XZ  
Price £270,000

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Sheffield S35 3XZ

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**\*\* SOUTH-WEST FACING REAR GARDEN \*\* FREEHOLD \*\*** Located on this corner plot enjoying gardens to the front, side and rear is this extended, three bedroom semi detached property which benefits from a driveway providing ample off-road parking, a larger than average garage, uPVC double glazing and gas central heating. Situated on this popular residential estate and ideal for families due to being close to amenities, Thorndiffe Sports Centre, the M1 motorway, and local schools.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with a staircase rising to the first floor landing with a WC/cloakroom and access into the spacious lounge with a bay window allowing natural light. A door then opens into the stylish kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, fridge freezer, four ring hob with extractor above along with housing and plumbing for a washing machine. A large opening flows into the conservatory which allows lots of line in and has uPVC French doors opening onto the rear garden.

From the landing, a staircase rises to the second floor landing with access into a loft space, a storage cupboard which houses the gas boiler, the three bedrooms and the family bathroom. The principal bedroom is to the front aspect and benefits from fitted wardrobes. Bedrooms two and three are to the rear aspect. The bathroom has a chrome towel radiator and a white three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- MODERN KITCHEN/DINER
- DOUBLE GLAZED CONSERVATORY
- WC/CLOAKROOM
- LARGER THAN AVERAGE GARAGE
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SOUTH-WEST FACING REAR GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- EASY ACCESS TO M1 MOTORWAY





## OUTSIDE

The front of the property provides a very large driveway with off-road parking for up to three/four cars, with scope to extend the parking arrangements further. The driveway leads to the larger than average garage with an up and over door, power and lighting and offers excellent storage. There is a side garden. Access via path and steps lead to a gate which opens to the fully enclosed south-west facing rear garden which is mostly laid to lawn and includes a wooden decked terrace and has new fencing.

## LOCATION

Ironstone Crescent is a popular location for families due to being close to amenities, Thorncliffe Sports Centre, the M1 motorway, and local schools.

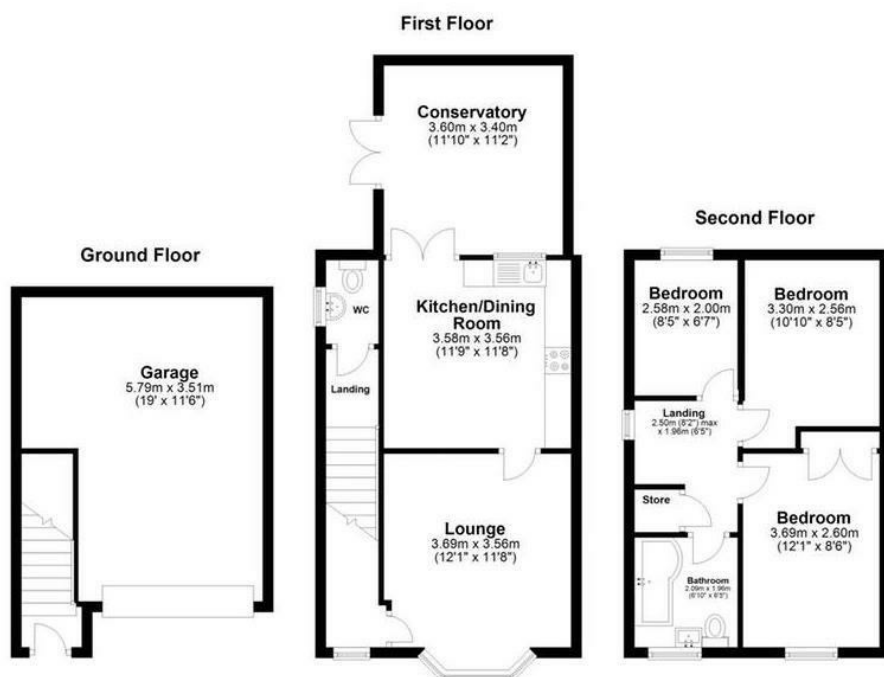
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	