



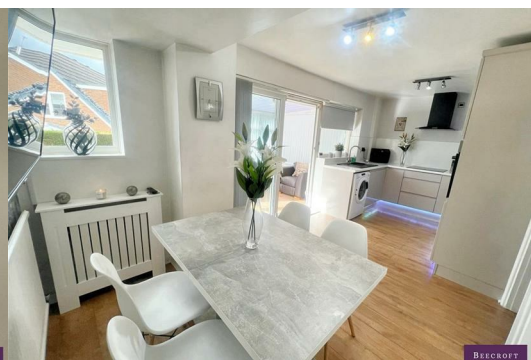
# 1 Ribble Croft

Chapelton, Sheffield, S35 2ET

Offers Over £279,950



YOU LOVE THE AREA NOW'S YOUR CHANCE TO OWN A PIECE OF IT!!! FANTASTIC FIVE BEDROOM FAMILY HOME!!! Move right in, sit back, relax and enjoy this very appealing family home that will instantly impress!! An internal inspection is absolutely essential to appreciate this truly outstanding five bedroom semi detached family home, perfect for any growing family. Located on a desirable quiet cul-de-sac, in this sought after district of Chapelton, within easy reach of excellent local amenities, reputable schools, public transport, rail network and the M1 Motorway. VIEWING HERE IS AN ABSOLUTE MUST AND COMES HIGHLY RECOMMENDED!!



### Entrance Lobby

Gives access to the integral garage and the staircase rises to the first floor accommodation.

### Lounge

Relax in this spacious lounge having a front aspect allowing natural light to flow through. A focal point to this lovely room is a feature electric fire. Gives access to a useful under stairs storage cupboard.

### Kitchen/Diner

Entertain your guests in this modern kitchen/diner comprising a range of handleless wall and base units with work tops inset with a one bowl sink with mixer tap. Included in the sale is a stainless steel electric fan oven, 4 ring electric hob, extractor fan and plumbing for a washing machine. Gives access to a useful storage cupboard and patio doors give access to the conservatory.

### Conservatory

Additional versatile space, French doors give access to the well set garden.

### Landing

Gives access to the loft.

### Master Bedroom

Front facing double master bedroom. Space is available for either freestanding or fitted furniture.

### Bedroom Two

Spacious second bedroom with dual aspects allowing lashings of natural light. Space is available for either freestanding or fitted furniture.

### Bedroom Three

Rear aspect third bedroom is again a double in size. Space is available for you to install your own storage solutions if required.

### Bedroom Four

Rear aspect fourth bedroom is a single room, boasts fitted wardrobes providing hanging and storage space.

### Bedroom Five

The fifth and final bedroom is a single room. Having a front aspect allows natural light. Gives access to a useful storage cupboard.

### Family Bathroom

Spacious bathroom comprising a vanity wash hand basin, tiled shower cubicle with electric shower, bath and low flush wc. Dual rear obscure aspects allows for ventilation and light.

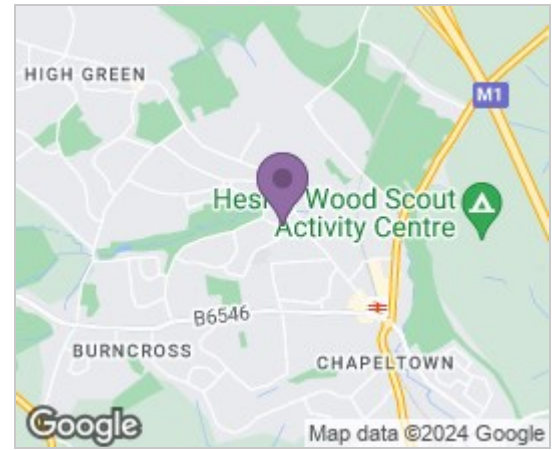
### Garden & Exterior

Greeting you at the property is a driveway providing off road parking leading to the garage. To the rear of the property is a lovely enclosed low maintenance garden with artificial lawn, decked and flagged patio areas.

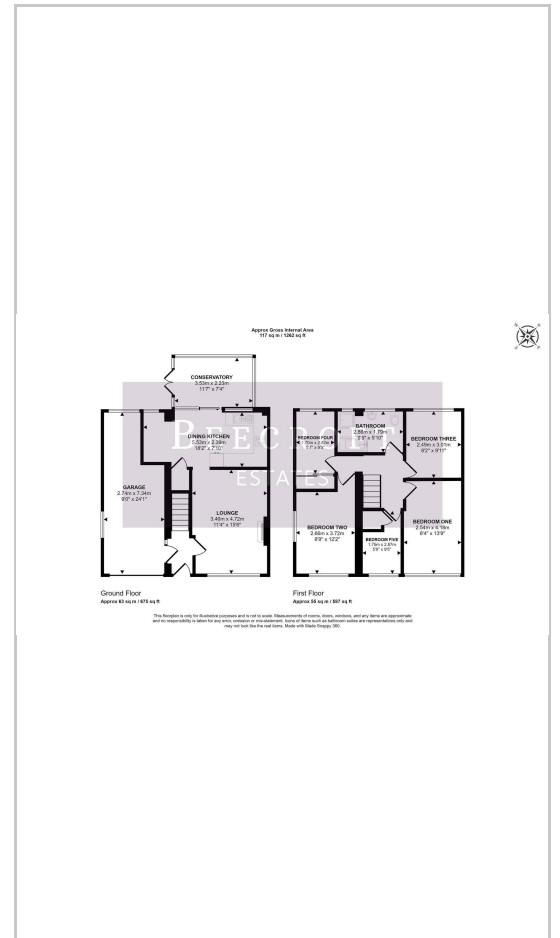
### Integral Garage

Large integral garage with power supply, lighting and houses the central heating boiler.

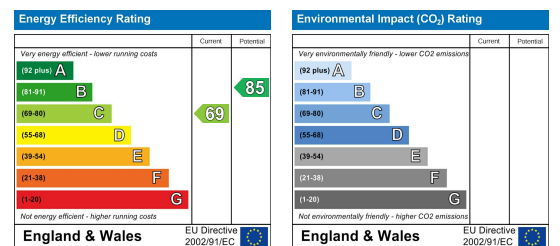
### Area Map



### Floor Plans



### Energy Efficiency Graph



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