

# HUNTERS<sup>®</sup>

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## Livingstone Road

Chapelton, Sheffield, S35 2UG

Offers In The Region Of £235,000



- 3 BED DETACHED PROPERTY
- IN NEED OF UPGRADING
- GOOD DIMENSIONS
- CORNER PLOT
- QUIET CUL DE SAC

- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- OFF ROAD PARKING AND GARAGE
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

Tel: 0114 257 8999

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**NO UPWARD CHAIN! STEP INSIDE THIS SIZEABLE, 3 BED DETACHED PROPERTY, LOCATED AT THE END OF A QUIET CUL DE SAC, IN NEED OF UPGRADES BUT HAS SO MUCH POTENTIAL!** The property is located in the great commuter location of Chapelton, minutes away from the M1, local train station nearby, close to an array of amenities and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts generous dimension, a modern kitchen and wet room, ample off road parking and garage, a good sized corner plot and with no upward chain it is ready and waiting for you to put your own stamp on it! Briefly comprising entrance hall, living room, dining room, kitchen, downstairs WC, three good sized bedroom and wet room/shower room. Must be seen to truly appreciate the size, location and potential....book now to avoid disappointment!



### ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to living room, kitchen and WC.

### DOWNSTAIRS WC

A handy addition to any busy household comprising low flush WC, corner sink and uPVC window.

### LIVING ROOM

15'4 x 11'2 (4.67m x 3.40m)  
A light and airy living room, hosting a stone built mantle and TV stand, a contemporary, white wall mounted remote control flame effect fire gives a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, large front facing UPVC window and archway opening out into the dining area, creating a great social space/family room.

### DINING ROOM

9'9 x 8'11 (2.97m x 2.72m)  
A spacious dining area, comprising wall mounted radiator and rear facing uPVC window.

### KITCHEN

9'9 x 8'1 (2.97m x 2.46m)  
A galley style kitchen hosting an array of light wood wall and base units providing plenty of storage space, granite effect work surfaces, sage coloured subway tiling, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, integrated stainless steel 4 ring gas hob and electric oven, extractor hood above, under counter space and plumbing for further appliances, uPVC window and uPVC glazed rear door leading to the garden.

### BEDROOM 1

13'7 x 10'0 (4.14m x 3.05m)  
A large master bedroom with built in wardrobe, wall mounted radiator, aerial point and large front facing uPVC window flooding the room in natural light.

### BEDROOM 2

11'9 x 10'0 (at widest points) (3.58m x 3.05m (at widest points))  
A further good sized double bedroom with built

in wardrobe, aerial point, wall mounted radiator, rear facing uPVC window and loft hatch with pull down ladders leading to a partially boarded loft.

### BEDROOM 3

10'01 x 7'2 (at widest points) (3.07m x 2.18m (at widest points))  
A good single bedroom, nursery or home office, comprising large built in storage cupboard, internet cable, wall mounted radiator and front facing uPVC window.

### BATHROOM

7'1 x 5'7 (2.16m x 1.70m)  
A fresh, non slip wet room, fully tiled in white, hosting an electric shower, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

### GARAGE

Offering that extra storage we all crave, complete with up and over door and rear uPVC window.

### EXTERIOR

The front of the property boasts great kerb appeal with two sizeable lawns to front and side, established trees and shrubs adding splashes of colour and a gated driveway providing off road parking for two cars, with potential to make a bigger drive quite easily. To the rear of the property is a fully enclosed, courtyard, a little sun trap, with small slabbed patio, perfect for catching the evening sun.

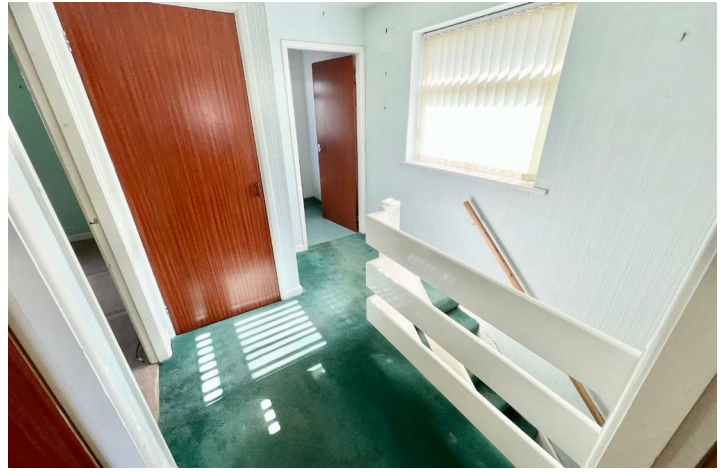
# Floorplan



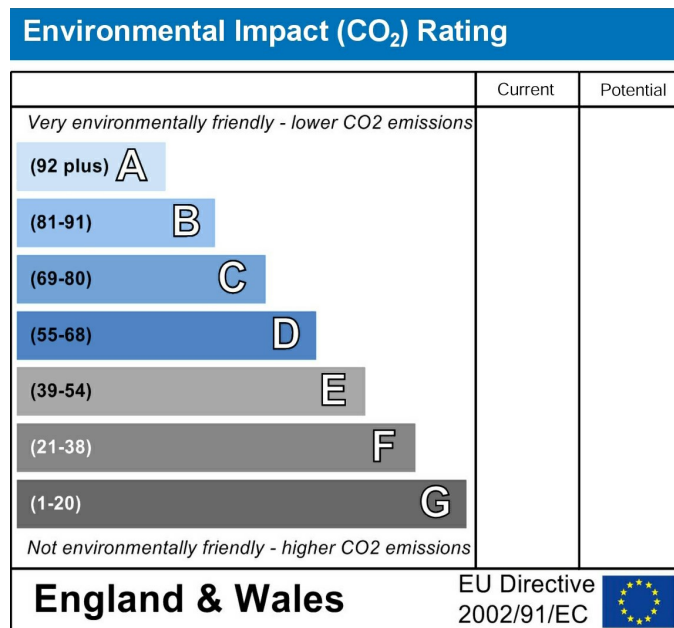
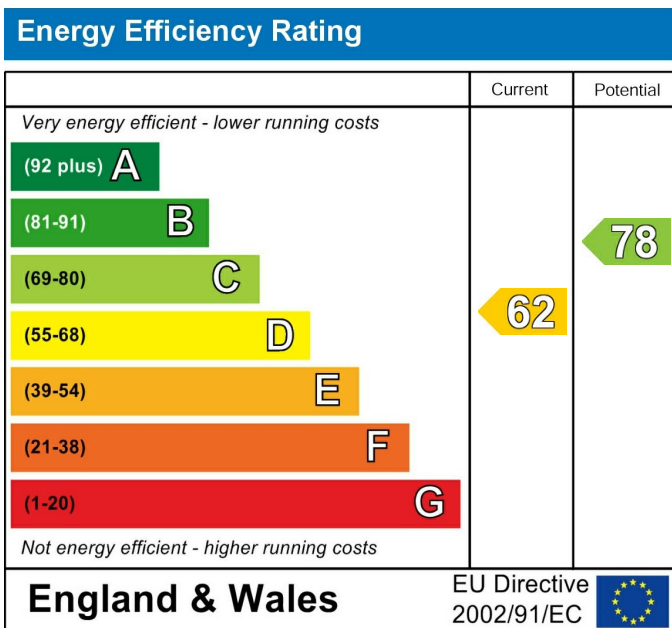
TOTAL FLOOR AREA: 1005.5 sq. ft. (93.5 sq. m.)











Energy Efficiency Graph

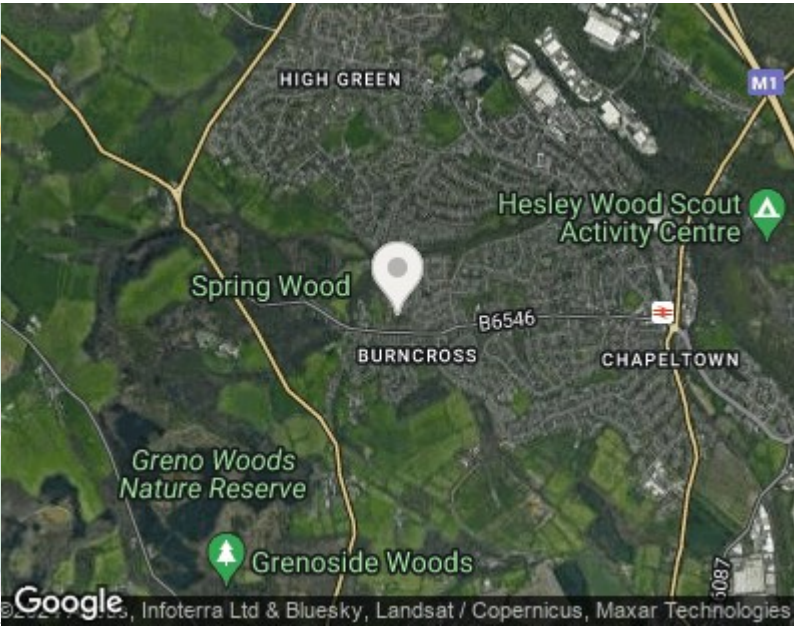
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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