

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ecclesfield Road

Chapelton, S35 1TE

Asking Price £215,000



- 3 BED SEMI DETACHED
- QUIET BACKWATER LOCATION
- SCOPE FOR EXTENSIONS
- WALKING DISTANCE TO AMENITIES AND TRAIN STATION
- ALLOCATED OFF ROAD PARKING AND GARAGE
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- FLEXIBLE LAYOUT
- LARGE PLOT WITH WRAP AROUND GARDENS
- COUNCIL TAX BAND B

Tel: 0114 257 8999

# Ecclesfield Road

Chapelton, S35 1TE

Asking Price £215,000



**NO UPWARD CHAIN!** Welcome to this spacious, well presented semi-detached house on Ecclesfield Road in Chapelton! Conveniently located close to amenities, you have easy access to shops, bars, and other essentials, only walking distance to the train station and minutes away from the M1 ensuring that you can easily commute to work without any hassle and the property is surrounded by plenty of outstanding schools if needed.

The property boasts a generous 934 sq ft of living space, built in 1930, it provides a perfect blend of character and modern convenience, hosting a tranquil back water location and a good-sized plot offering plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air and potential for extension providing an exciting opportunity to tailor the property to your specific needs and preferences, allowing you to create the home of your dreams.

Briefly comprising entrance hall, living room, kitchen, dining room, three good sized bedrooms and family bathroom. Allocated off road parking for one car is provided and a single garage.

Don't miss out on the chance to own this wonderful property in Chapelton - a perfect blend of comfort, convenience, and potential for future expansion. Book a viewing today and envision the possibilities that this lovely home has to offer!

## ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, boasting a large understairs storage cupboard/cloakroom, laminate flooring, wall mounted radiator, industrial wall light and stairs rising to the first floor.

## LIVING ROOM

12'11" x 11'4" (3.94 x 3.47)

A sumptuous living room hosting a contemporary media wall including an ambient electric flame effect fire, also comprising a large uPVC bay window drenching the room in natural light, wall mounted radiator, laminate flooring and telephone point.

## KITCHEN

13'6" x 5'8" (4.14 x 1.75)

A sizeable galley kitchen hosting an array of light wood wall base units providing plenty of storage space, grey contrasting work surfaces, free standing electric cooker, inset stainless steel sink and drainer with mixer tap, under counter space and plumbing for further appliances, housed combi boiler, laminate flooring, wall mounted radiator, uPVC window and glazed uPVC door. Door opens into the dining room, scope here to incorporate the two rooms to make a large kitchen/diner if desired.

## DINING ROOM

12'11" x 10'11" (3.94 x 3.35)

A spacious and modern dining area, comprising feature fireplace, laminate flooring, wall mounted radiator and glazed uPVC window.

## BEDROOM 1

13'3" x 11'6" (4.04 x 3.52)

A well presented master bedroom, hosting a large bay window drenching the room in

natural light and wall mounted radiator.

## BEDROOM 2

10'11" x 8'9" (3.35 x 2.67)

A further good sized double bedroom hosting a wall of deep blue fitted wardrobes offering that extra storage space we all crave, also comprising wall mounted radiator and uPVC window. ,

## BEDROOM 3

8'3" x 5'11" (2.53 x 1.82)

Currently used as a dressing room, but would make a great nursery or home office, comprising wall mounted radiator and uPVC window.

## BATHROOM

7'5" x 6'10" (2.27 x 2.10)

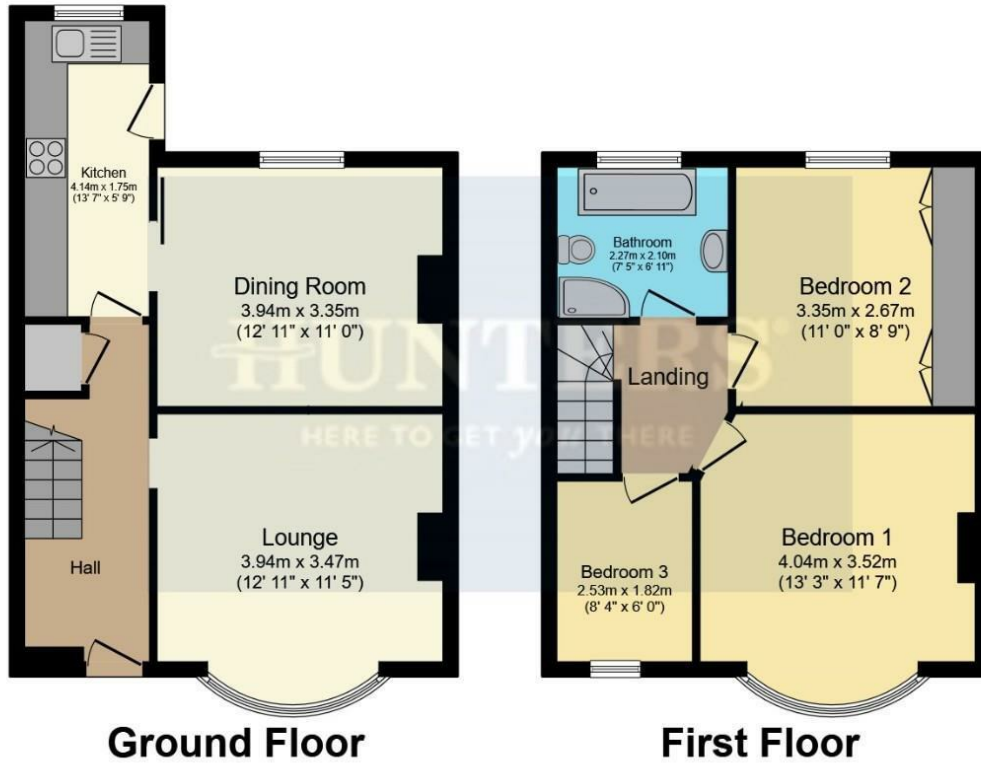
A generously sized, contemporary family bathroom hosting a bath, separate large shower cubicle, white pedestal sink, low flush WC, chrome heated towel rail and frosted uPVC window.

## EXTERIOR

The property hosts a large plot, with wrap around gardens and separate allocated parking space and detached single garage. Gardens have been separated into three designated spaces and are mainly laid to lawn with established boundaries adding to the privacy of the plot. Plenty of room to each side to facilitate extensions if desired in the future.

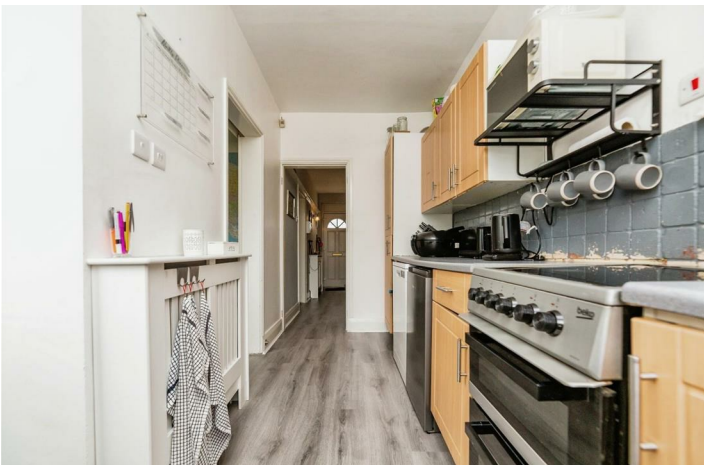


## Floorplan

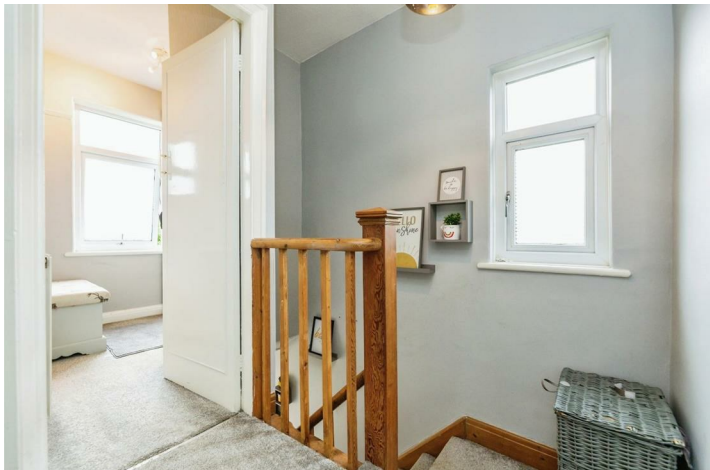


Total floor area 86.7 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



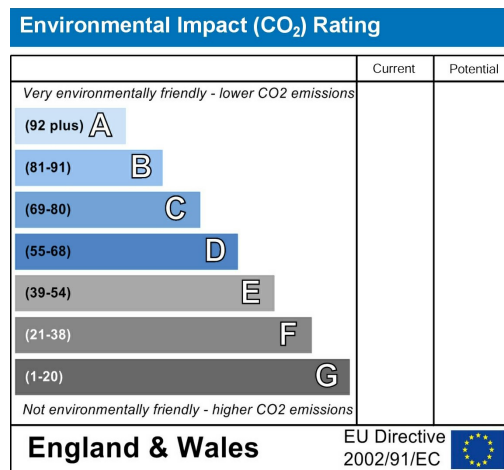
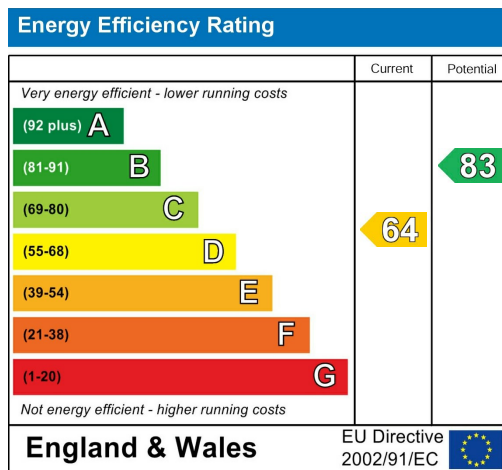








## Energy Efficiency Graph

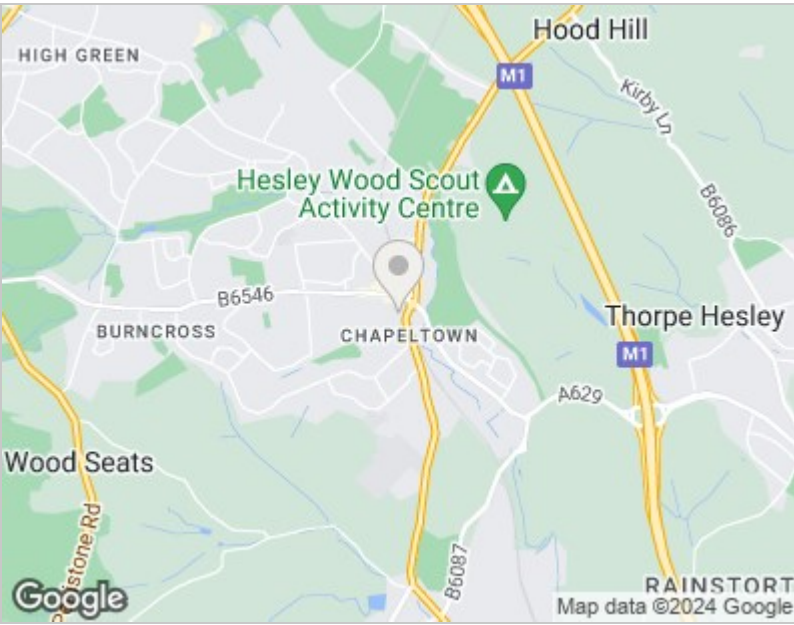


## Viewing

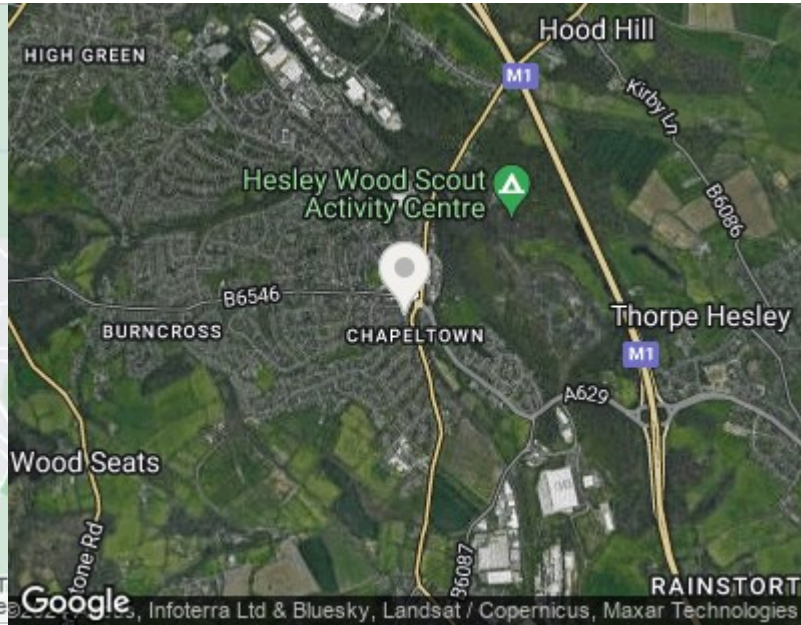
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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