

# HUNTERS®

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## Burn Grove

Chapeltown, Sheffield, S35 1SN

Guide Price £250,000 - £260,000



- 3 BED SEMI-DETACHED
- ELEVATED POSITION
- GENEROUS DIMENSIONS
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- DOWNSTAIRS EXTENSION TO LIVING AREA
- TASTEFUL DECOR
- CLOSE TO AN ARRAY OF AMENITIES INCLUDING TRAIN STATION
- COUNCIL TAX B

Tel: 0114 257 8999

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GUIDE PRICE £250,000 - £260,000. NO UPWARD CHAIN! STEP INSIDE THIS WELL MAINTAINED AND BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY hosting an elevated position on a popular estate in the great commuter location of Chapelton, minutes away from the M1, benefiting from a local train station, serviced by plenty of amenities and surrounded by reputable schools. The property boasts generous dimensions along with valuable downstairs extension, neutral décor, plenty of storage throughout, well landscaped; sun drenched garden, much sought after off road parking and with no upward chain it is ready to go! Briefly comprising living room, kitchen, utility, dining/living space, downstairs WC, two double bedrooms, further single bedroom and sizeable bathroom. In summary, this semi-detached property offers a perfect blend of comfort, convenience, and modern living. It is ideal for families and couples looking for a home that caters to their lifestyle needs. This is a fantastic opportunity not to be missed...book now to avoid disappointment!

## LIVING ROOM

15'3 x 12'8 (4.65m x 3.86m)

Stylish living room flooded in natural light through a large front facing uPVC window, boasting a coal effect gas fire with white wood surround giving a great focal point to the room and a cosy feel in the wintry months, also comprising wall mounted radiator, grey wood effect laminate, aerial point, telephone point.

## KITCHEN

11'7 x 11'4 (3.53m x 3.45m)

This modern kitchen hosts an array of cream wall and base units providing plenty of storage space, black contrasting work surfaces, electric cooker and gas 4 ring hob, extractor hood above, inset stainless steel sink and drainer with mixer tap, wall mounted radiator, uPVC window overlooking the garden, door opens into the dining and living space, scope here to incorporate the two rooms to make a large kitchen/diner if desired.

## DINING / SITTING ROOM

10'6 x 8'2 (3.20m x 2.49m)

The possibilities are endless for this space, currently being used as a dining room and living space, a great family hub, hosting large uPVC windows, laminate flooring, wall mounted radiator and sliding French uPVC doors opening out onto the patio area, creating a great social area.

## UTILITY ROOM

9'6 x 8'8 (2.90m x 2.64m)

A valuable space hosting cream wall and base units, contrasting black work surface with built in stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine/dryer, further space for fridge/freezer, wall mounted Combi boiler, uPVC window and glazed uPVC door leading to the exterior.

## DOWNSTAIRS W/C

A handy addition to any busy household and perfect for guests, comprising low flush WC, wall mounted chrome towel rail, modern dark blue

vanity unit with inset white sink with chrome mixer tap, wood effect tiled flooring and frosted uPVC window.

## MASTER BEDROOM

12'4 x 10'10 (3.76m x 3.30m)

A light and airy master bedroom comprising wall mounted radiator and large front facing uPVC window.

## BEDROOM 2

11'4 x 10'10 (3.45m x 3.30m)

A large double bedroom, comprising large rear facing uPVC window and wall mounted radiator.

## BEDROOM 3

8'6 x 7'9 (2.59m x 2.36m)

A good sized single bedroom, could also make a great nursery or home office, comprising front facing uPVC window and wall mounted radiator .

## BATHROOM

8'6 x 7'9 (2.59m x 2.36m)

A generously sized, serene family bathroom hosting fresh white wall tiles, cream vanity units with inset ceramic sink, low flush WC, bath with shower over, wall mounted white heated towel rail, inset spotlights and 2 frosted uPVC windows.

## GARAGE

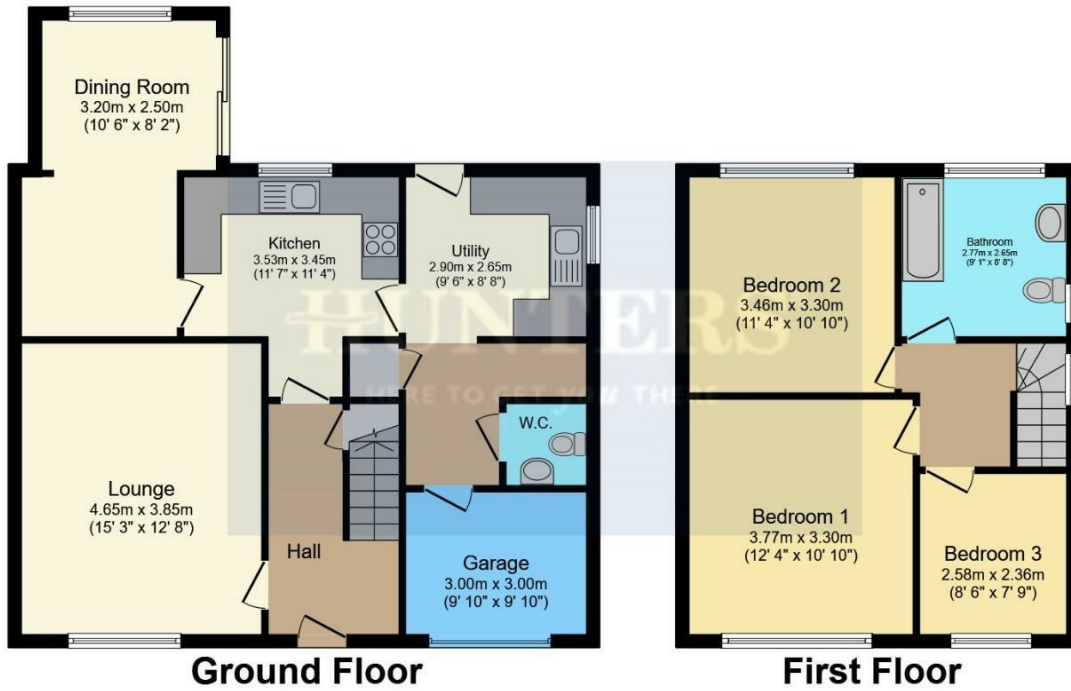
9'10 x 9,10 (3.00m x 2.74m,3.05m)

Offering that extra storage space we all crave comprising up and over door, lighting, door leading directly through to the utility and downstairs W/C.

## EXTERIOR

To the rear of the property is a fully enclosed, well landscaped tiered garden, boasting an extensive slabbed Indian Stone patio area creating the perfect spot for entertaining in the summer months, steps lead down to a further neat lawned area, also comprising security lighting, outdoor tap and bin store. The front of the property has parking for 2 cars and a low maintenance front garden.

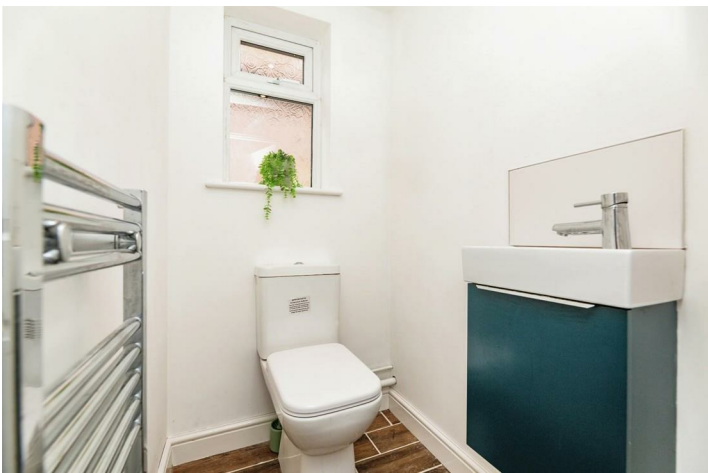
# Floorplan



Total floor area 117.7 m<sup>2</sup> (1,267 sq.ft.) approx

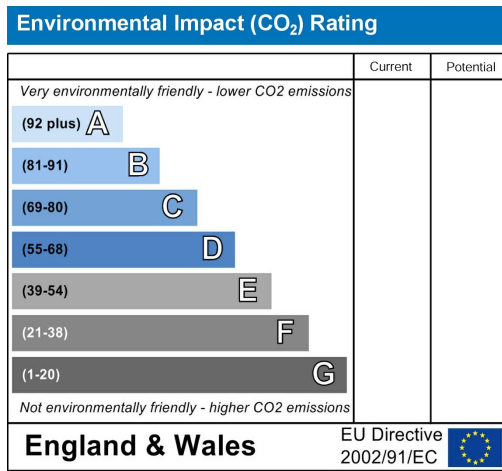
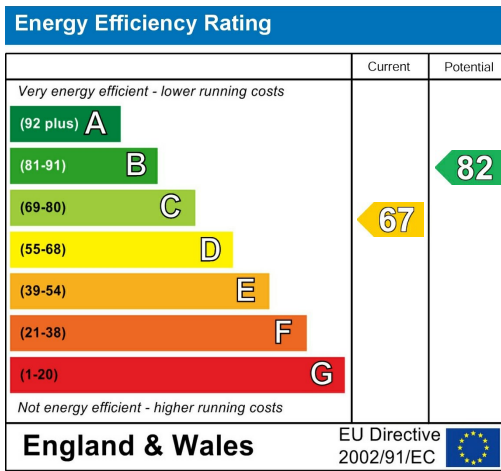
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)







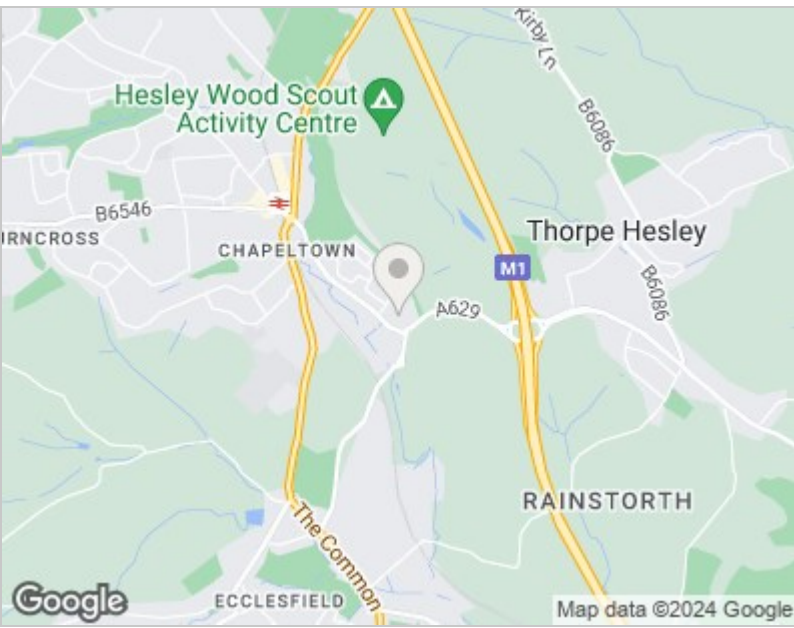
### Energy Efficiency Graph



### 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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