



Barnsley Road

Sheffield, S5 0QJ

Offers In The Region Of £180,000



- 3 BED SEMI DETACHED
- SINGLE STOREY EXTENSION TO REAR
- TWO BATHROOMS
- TWO GARAGES
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING ON GATED DRIVEWAY
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! Welcome to this spacious 3 bed semi detached property located on Barnsley Road in Sheffield! Located within walking distance to an array of amenities, surrounded by reputable schools, serviced by good public bus routes and with direct roads leading to the Northern General Hospital, Sheffield Centre, the M1 and Rotherham.

This delightful house boasts generous dimensions including a spacious reception room, perfect for entertaining guests or relaxing with your family, two bathrooms offer convenience and comfort for busy households, two garages offer ample storage or option to have an outdoor Summer house/hobby room maybe, low maintenance garden, a gated driveway providing off road parking for at least two cars and with no upward chain it is ready and waiting for you to put you own stamp on it.

Briefly comprising entrance hall, living/dining room, kitchen, downstairs shower room, three good sized bedrooms, family bathroom and two garages.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the wonderful possibilities that this property has to offer!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great impression on any guest, comprising laminate flooring, wall mounted radiator, inset spotlights, stairs rising to the first floor and large understairs storage cupboard that also houses the Combi boiler.

LIVING/DINING ROOM

24'7" x 10'3" (7.5 x 3.14)

A light and airy, spacious living/dining area, a great social space or family hub, drenched in natural light through a large front facing uPVC bay window, hosting a charming pebble effect fire with granite surround giving a great focal point to the living area, also comprising laminate flooring, telephone point, two wall mounted radiators, inset spotlights and opening out into the kitchen.

KITCHEN

15'8" x 11'7" (4.8 x 3.54)

Benefitting from an extension, this sizeable kitchen area offers an array of grey painted wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel one and half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor hood above, integrated electric oven; fridge and freezer, under counter space and plumbing for further appliances, tiled flooring, wall mounted white heated towel rail, two uPVC windows and glazed uPVC door leading to the rear garden.

SHOWER ROOM

A great addition for any busy household, fully tiled in grey tones, comprising glass shower cubicle with electric shower, low flush WC, wall mounted hand basin, inset spots and extractor fan.

LANDING

Comprising loft hatch with fitted ladders, uPVC window and door leading to all bedrooms and bathroom.

BEDROOM 1

12'1" x 10'3" (not including bay) (3.7 x 3.14 (not including bay))

A large double bedroom flooded in natural light through a large front facing uPVC bay window, also

hosting a wall of light wood wardrobes, wall mounted radiator, aerial point and telephone point.

BEDROOM 2

12'1" x 10'3" (3.7 x 3.14)

A further good sized double bedroom boasting a wall of dark wood wardrobes, wall mounted radiator, aerial point and rear facing uPVC window.

BEDROOM 3

6'11" x 6'1" (2.11 x 1.87)

A great single bedroom, nursery or home office, comprising wall mounted radiator, telephone point and front facing uPVC window.

BATHROOM

8'10" x 6'1" (2.7 x 1.87)

A generously sized, modern family bathroom, fully tiled in serene natural tones, comprising bath with shower over, low flush WC, pedestal sink, wall mounted radiator, inset spots, extractor fan and frosted uPVC window.

GARAGES

18'0" x 16'4" (5.5 x 5)

The property benefits from two garages, one single garage and a double garage towards the end of the garden, which in previous years has been used as a man cave, and with an addition of some doors could make a nice summer house or home office, regardless it offers plenty of storage to this household. Both garages benefit from sockets and lighting.

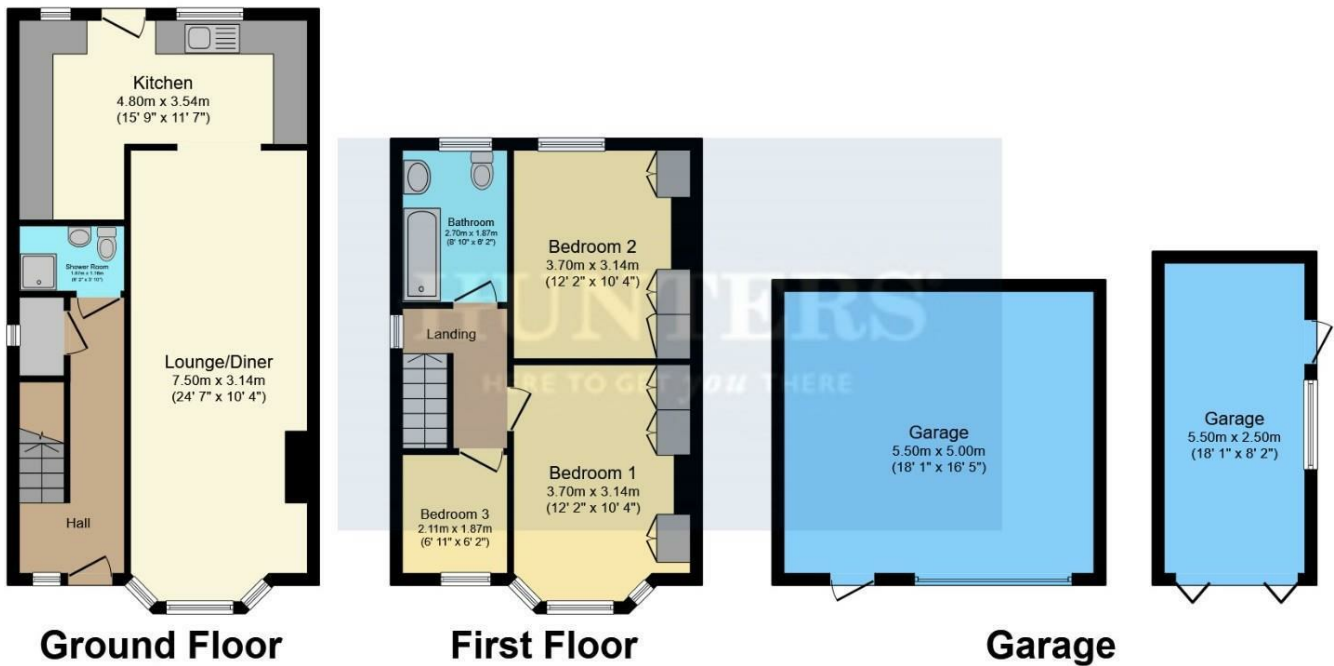
Single Garage

18'0" x 8'2" (5.5 x 2.5)

EXTERIOR

The front of the property offers an extensive block paved, gated driveway providing off road parking for at least two cars. To the rear of the property is a sizeable, low maintenance, sun drenched garden, fully slabbed with some pebbled areas; perfect to pop some pots on to add bursts of colour, also comprising outdoor tap and security lighting.

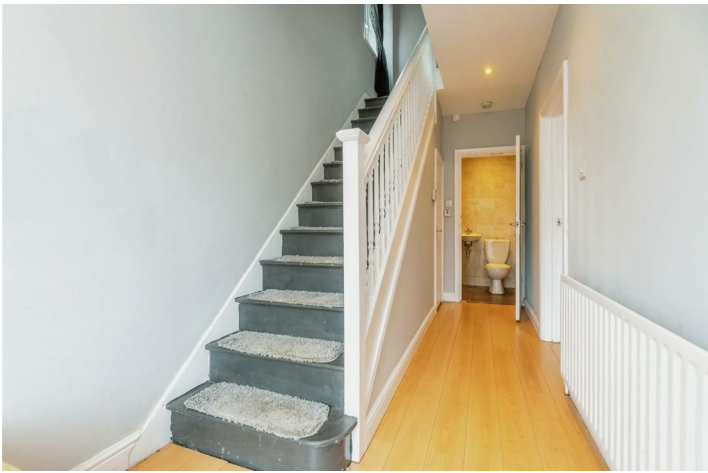
Floorplan



Total floor area 131.7 m² (1,417 sq.ft.) approx

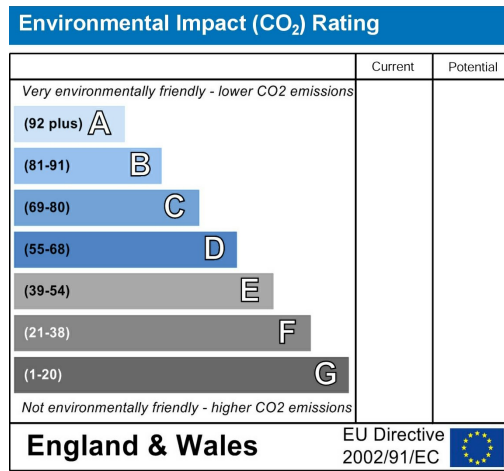
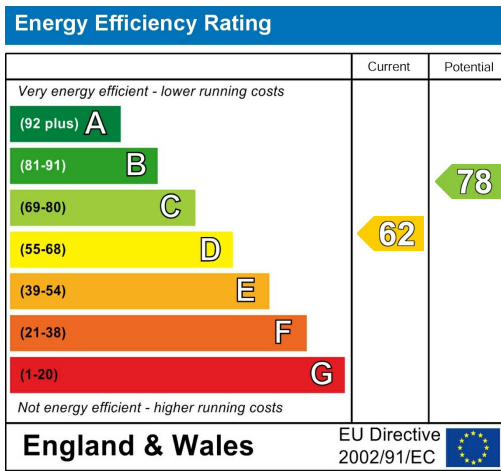
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







Energy Efficiency Graph

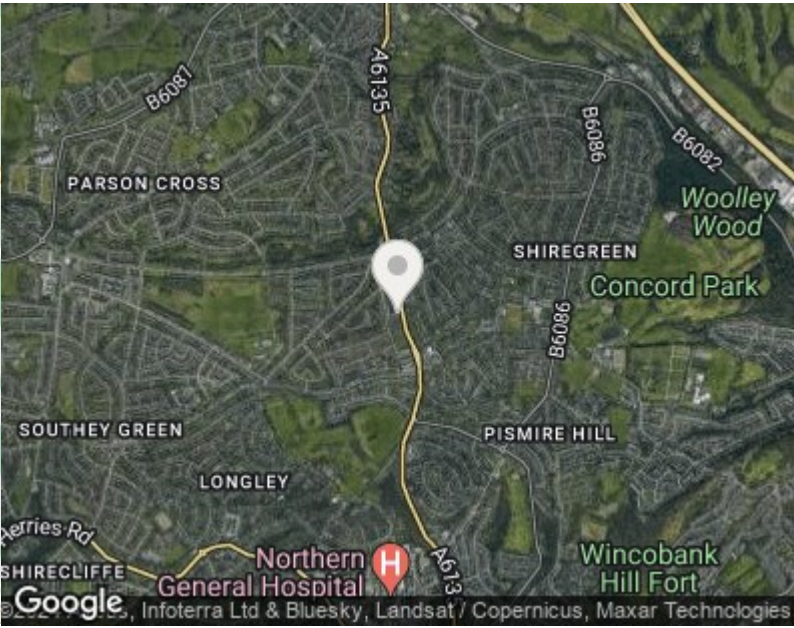


Viewing

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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