



Falstaff Road

Sheffield, S5 8DF

Guide Price £170,000 - £180,000



- 2 DOUBLE BEDROOMS
- IMPRESSIVE DIMENSIONS
- MODERN FIXTURES AND FITTINGS
- CLOSE TO AN ARRAY OF AMENITIES
- MOVE STRAIGHT IN

- STYLISH THROUGHOUT
- TASTEFUL DECOR
- LOW MAINTENANCE, SUN DRENCHED GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £170,000 - £180,000. Welcome to this spacious and contemporary 2 bed townhouse located on Falstaff Road in Sheffield. This stylish ex-new build property boasts two large double bedrooms, perfect for a small family or professionals looking for extra space.

Located on a popular estate in S5, close to an array of amenities, a short drive to Meadowhall and the Northern General Hospital, surrounded by reputable schools, serviced by good bus routes and with direct roads leading to the M1, Sheffield and Rotherham.

As you step inside, you'll be greeted by modern fixtures and fittings throughout the house, giving it a contemporary and sleek feel. The low maintenance sun-drenched garden is ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. Convenience is key with plenty of built in storage throughout and off-road parking available on the driveway, ensuring you never have to worry about finding a parking spot after a long day at work.

Briefly comprising entrance hall, living room, kitchen/diner, downstairs WC, two large double bedrooms and family bathroom.

Don't miss the opportunity to make this townhouse your new home sweet home in Sheffield. Contact us today to arrange a viewing and experience the comfort and style this property has to offer.

HALLWAY

Through a glazed composite door leads into an inviting entrance hall, a great cloakroom space, comprising wall mounted radiator, stairs rising to the first floor and door leading directly into the living room.

LIVING ROOM

12'5 x 11'2 (at widest points) (3.78m x 3.40m (at widest points))

A sumptuous living space drenched in natural light through a large front facing uPVC windows also comprising aerial point, telephone point and two wall mounted radiators.

KITCHEN / DINER

14'4 x 12'8 (at widest points) (4.37m x 3.86m (at widest points))

A light and airy kitchen/diner, a great family hub or social space, hosting an array of modern cream base and wall units providing plenty of storage space, contrasting wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated gas hob, electric oven and extractor fan above, integrated tall fridge/freezer, under counter space and plumbing for washing machine, wall mounted combi boiler, wall mounted radiator, large under stairs storage cupboard, uPVC window over looking the garden and uPVC glazed door leading out on to the rear patio.

DOWNSTAIRS W/C

5 x 3'3 (1.52m x 0.99m)

A handy addition to any busy household, and purpose built to host a disability lift if desired, comprising low flush WC, wall mounted hand basin, wall mounted radiator and characterful wall panelling.

BEDROOM 1

19'03 x 10'2 (5.87m x 3.10m)

An elegant master bedroom, hosting three fabulous floor to ceiling windows flooding the room in natural light, also boasting a large built in storage cupboard, feature wall panelling, wall mounted radiator and aerial point.

BEDROOM 2

19'3 x 8'0 (5.87m x 2.44m)

A well presented, good sized double bedroom, could used as a home office, nursery or dressing room if desired, comprising wall mounted radiator, telephone point and two rear facing uPVC windows.

BATHROOM

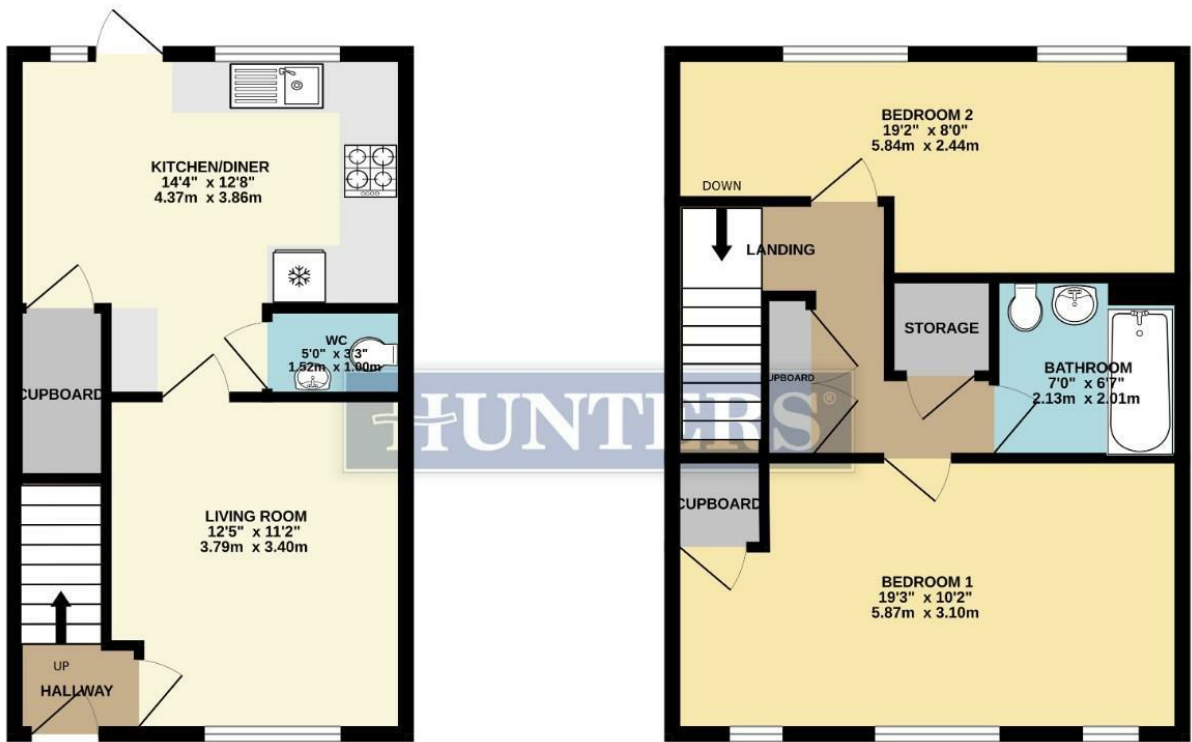
7'0 x 6'7 (2.13m x 2.01m)

A generously sized, modern family bathroom, comprising bath with electric shower over, low flush WC, white pedestal sink, wall mounted radiator and extractor fan.

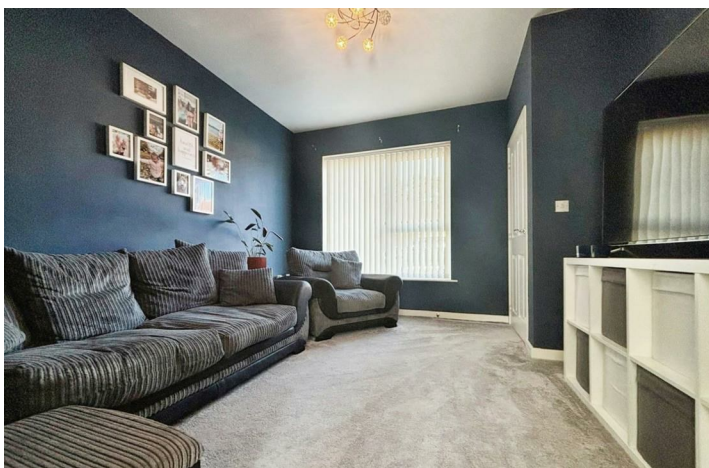
EXTERIOR

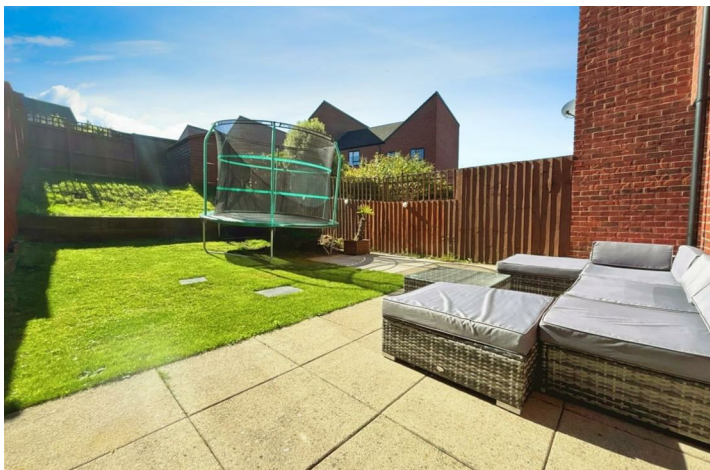
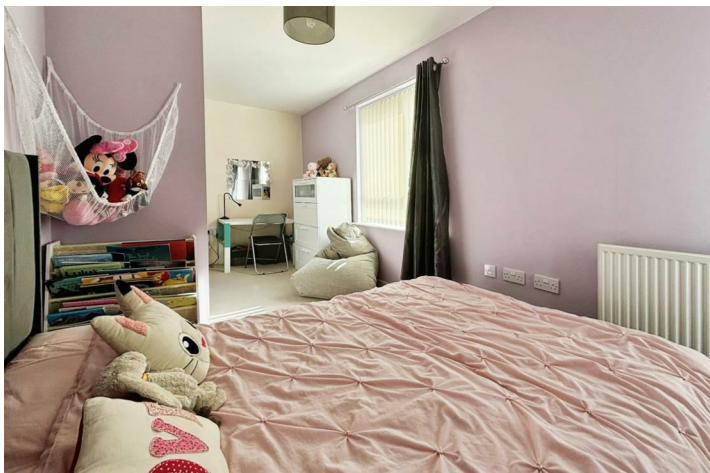
The front of the property boasts a sizable driveway providing ample off road parking. To the rear of the property is a fully enclosed, low maintenance garden, hosting an extensive slabbed patio, perfect for entertaining in the summer months, a neat lawn with further raised lawn area, outdoor lighting, outdoor tap and shed providing outdoor storage.

Floorplan

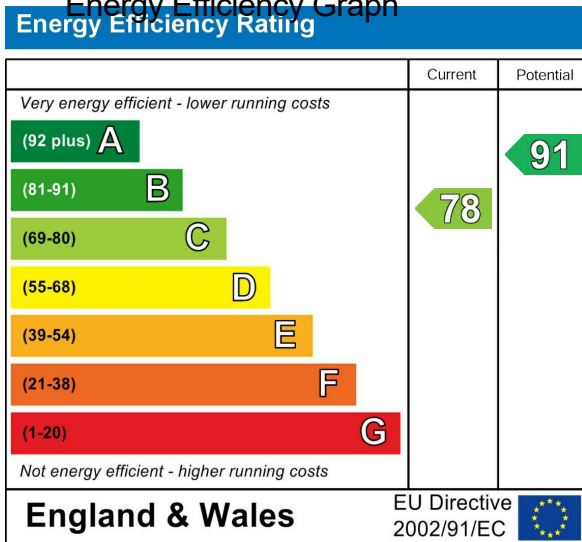


TOTAL FLOOR AREA - 833 sq.ft. (77.4 sq.m.) approx.

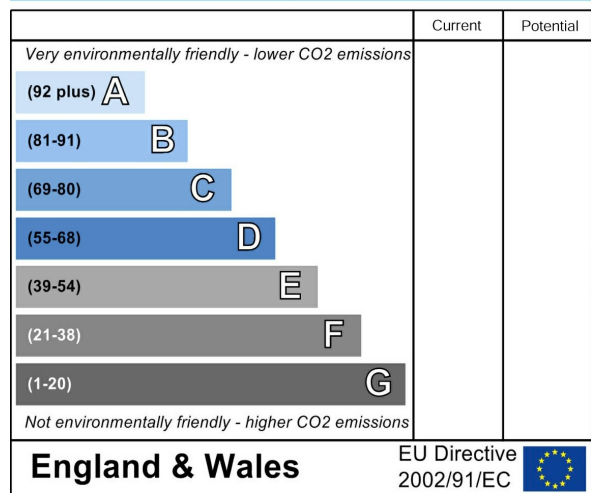




Energy Efficiency Graph



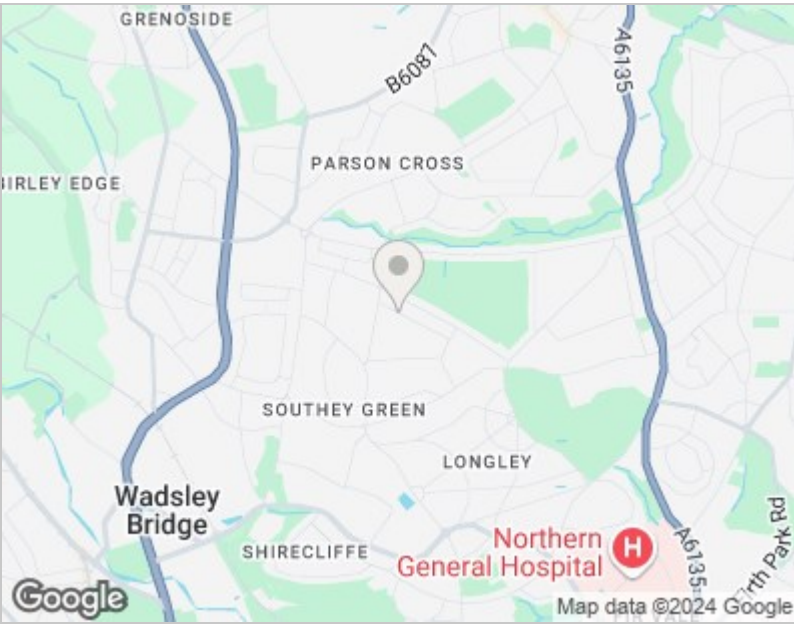
Environmental Impact (CO₂) Rating



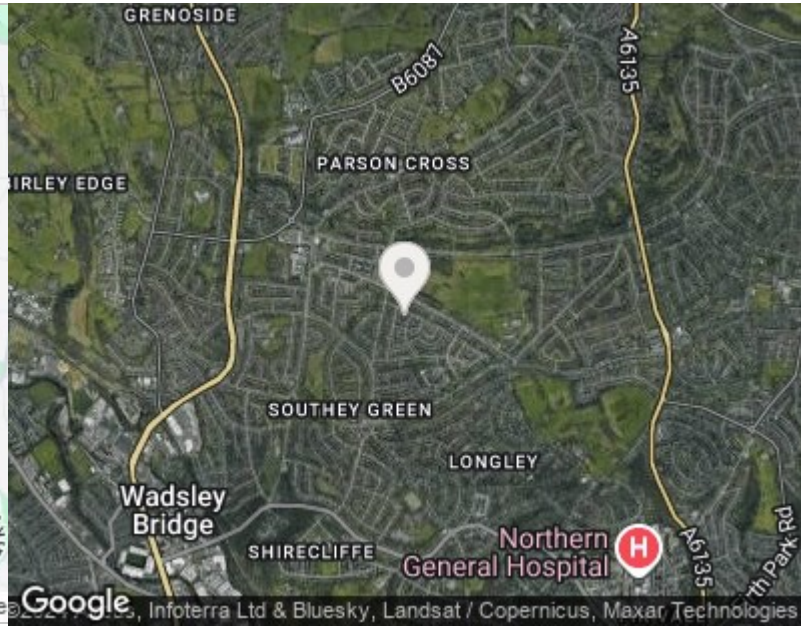
Viewing

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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