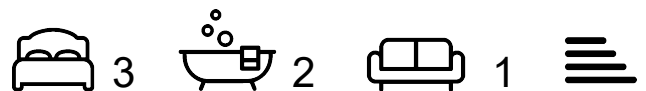




Dugdale Road

Sheffield, S5 9NZ

£170,000 - £180,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- READY TO PUT YOUR STAMP ON IT
- AMPLE OFF ROAD PARKING AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- MODERN KITCHEN
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

Dugdale Road

Sheffield, S5 9NZ

£170,000 - £180,000



GUIDE PRICE £170,000 - £180,000. Welcome to Dugdale Road, Sheffield - a charming 3 bed semi detached property that boasts a spacious layout with three double bedrooms, perfect for a growing family or those who love to entertain guests. Located within walking distance to an array of amenities, surrounded by reputable schools, serviced by good public bus routes, a great commuter location for the Northern General Hospital, a short drive to the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

This delightful house features a stylish, modern kitchen, a handy conservatory giving you that extra living space to relax and enjoy the natural light all year round, generous dimensions throughout, plenty of off road parking on a long driveway and detached garage and with no upward chain it is ready for you to put your own stamp on it.

Briefly comprising entrance hall, lounge, breakfast kitchen, conservatory, bathroom, three double bedrooms, shower room and detached garage.

Situated in a great commuter location, this property offers the best of both worlds - a peaceful retreat to call home while still being well-connected to nearby amenities and transport links. Don't miss out on the opportunity to make this house your own and enjoy the comfort and convenience it has to offer.

HALLWAY

Through a composite glazed door leads into a roomy entrance hallway, creating the perfect cloakroom space, comprising laminate flooring, wall mounted radiator and under stairs storage cupboard with wall mounted boiler and plumbing for washing machine.

LOUNGE

14'1 x 9'10 (4.29m x 3.00m)

A spacious, light and airy living space, drenched in natural light through a large front facing uPVC bay window, also hosting a charming brick fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point, laminate flooring and door leading through into the kitchen and hallway.

BREAKFAST KITCHEN

13'9 x 8'2 (4.19m x 2.49m)

A contemporary galley breakfast kitchen, hosting an array of modern cream base and wall units providing plenty of storage space, contrasting dark work surfaces, inset contemporary black sink and drainer with chrome mixer tap, induction hob, electric oven and built in extractor fan above, space for fridge/freezer, under counter space and plumbing for washing machine or dishwasher, wall mounted radiator, uPVC window over looking the garden and composite door opening out into the conservatory, creating a great social/family space.

CONSERVATORY

11'10 x 9'10 (3.61m x 3.00m)

Offering you that extra space to use as you wish and allowing you to enjoy the outdoors all year round, comprising of laminate flooring, wall mounted radiator, ariel point, surrounded by uPVC windows and uPVC door leading out into the enclosed rear garden.

DOWNSTAIRS BATHROOM

6'7 x 5'11 (2.01m x 1.80m)

A generously sized bathroom, fully tiled, comprising bath with telephone tap, electric shower, pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

BEDROOM 1

14'9 x 10'10 (4.50m x 3.30m)

A sizeable master bedroom, flooded in natural light through a large front facing uPVC window, also comprising built in light wood wardrobes and over bed storage and dressing table, aerial point, telephone point and wall mounted radiator.

BEDROOM 2

11'6 x 9'10 (3.51m x 3.00m)

A further good sized double bedroom, white fitted wardrobes adding that extra storage we all desire, wall mounted radiator and uPVC rear facing window.

BEDROOM 3

10'3 x 8'2 (3.12m x 2.49m)

A rare third double bedroom, nursery or possible home office comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

Fully tiled, comprising enclosed shower cubicle with electric shower, low flush WC, corner pedestal sink, wall mounted radiator and frosted uPVC window.

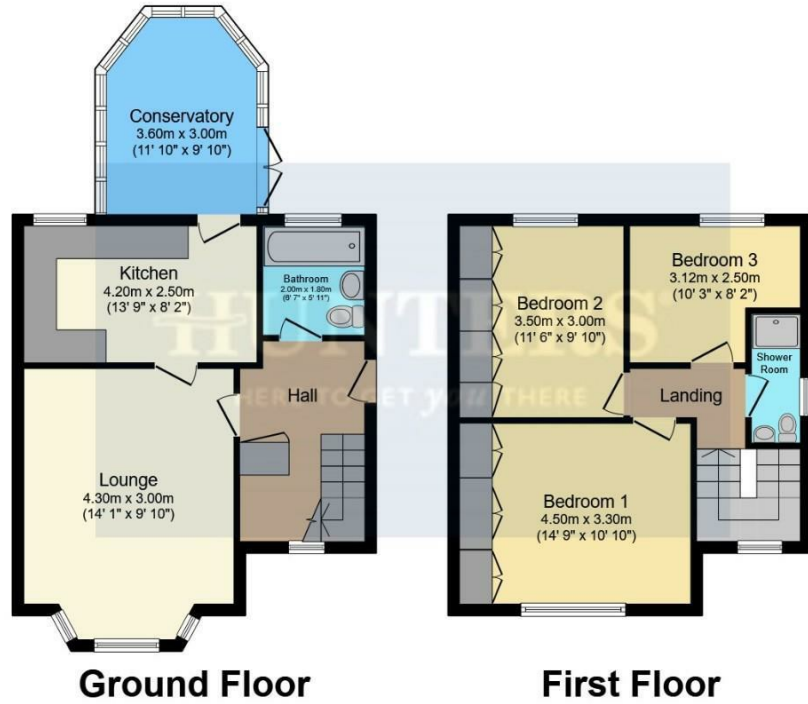
EXTERIOR

The front of the property boasts great kerb appeal, with established hedges adding to the privacy, a neat lawn, well stocked borders and a long gated driveway, offering off road parking for at least 3 cars. To the rear of the property is a fully enclosed, sizeable garden drenched in sunshine, boasting a sizeable patio, well kept lawn and decking area, great for the summer month, perfect for entertaining or sitting out on an evening. For the green fingered amongst us, the greenhouse provides further outdoor storage and great for growing your own fruit and veg along with an outdoor vegetable patch.

GARAGE

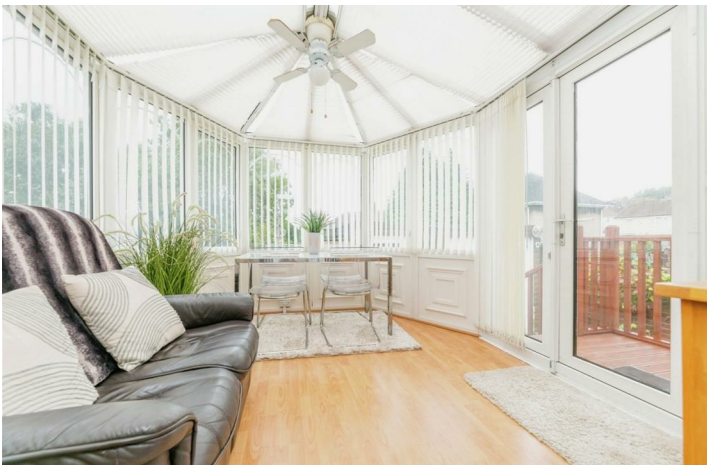
Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets.

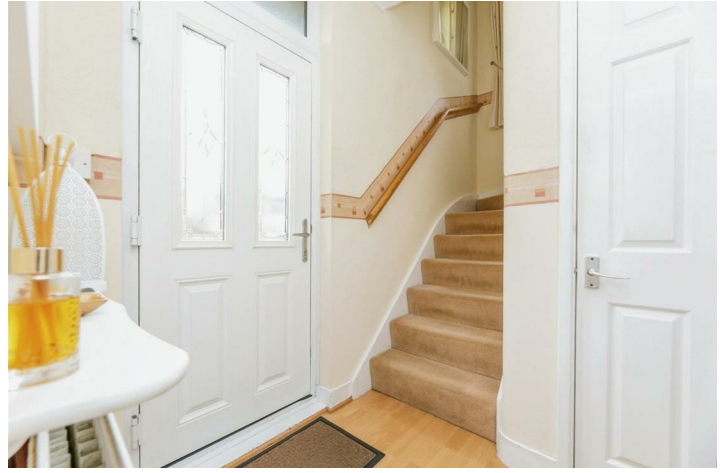
Floorplan



Total floor area 91.9 sq.m. (989 sq.ft.) approx

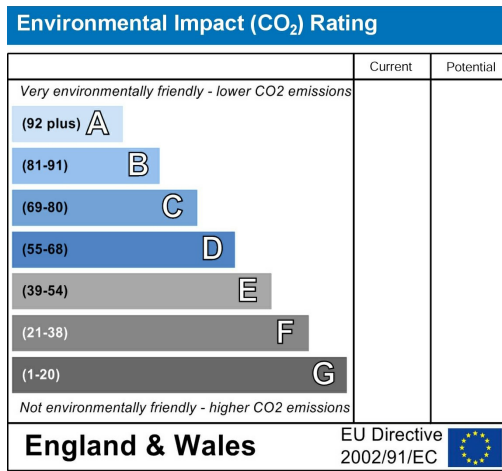
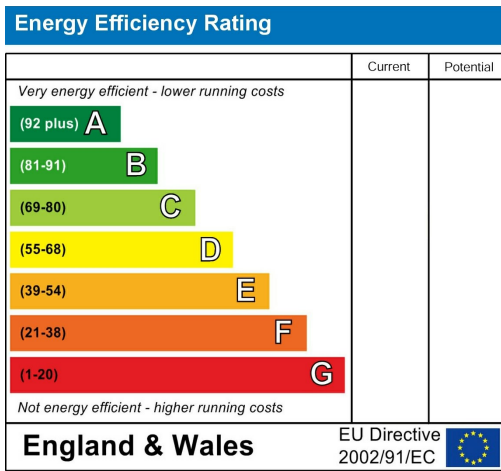
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







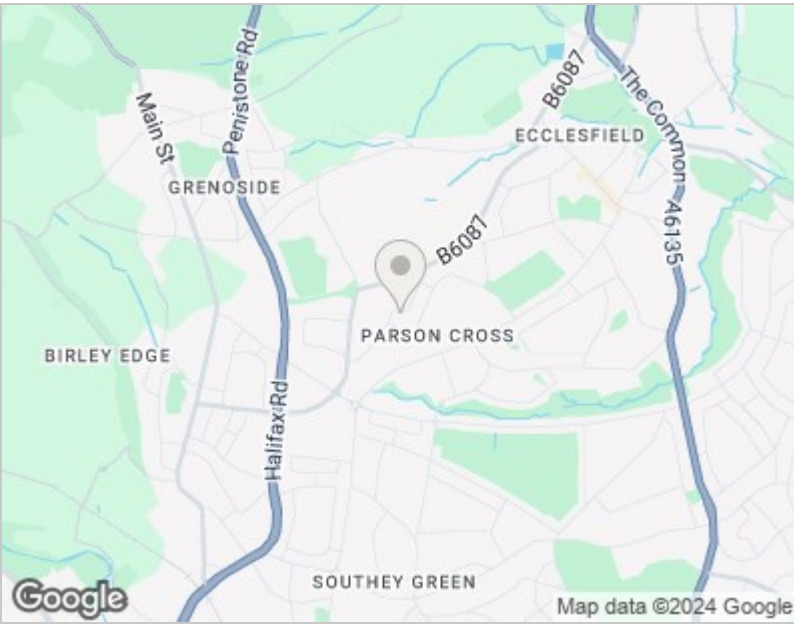
Energy Efficiency Graph



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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