



## Chaucer Road

Sheffield, S5 9QL

Guide Price £130,000 - £140,000

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- 2 BED SEMI DETACHED
- NEUTRAL DECOR
- MODERN BATHROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- SPACIOUS LAYOUT
- SIZEABLE, ENCLOSED GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

# Chaucer Road

Sheffield, S5 9QL

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GUIDE PRICE £130,000 - £140,000. NO UPWARD CHAIN! Located on Chaucer Road in Sheffield, this immaculate 2 bed semi-detached house presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting two well-proportioned bedrooms and modern bathrooms, this property is ideal for small families, couples, or individuals looking for extra space.

As you enter, you will find light filled, spacious and neutral rooms, offering a blank canvas, ready for you to infuse your personal style and make it your own. The well-kept gardens surrounding the property provide a delightful outdoor space, perfect for relaxation or entertaining guests. Additionally, the off-road parking accommodates up to three vehicles, complemented by a garage for added convenience.

This home is not only aesthetically pleasing but also strategically located close to a variety of amenities, ensuring that daily necessities are just a stone's throw away. Furthermore, its excellent commuter links make it an ideal choice for those who travel for work or leisure, serviced by good public transport routes and with direct roads leading to Sheffield Centre and the M1.

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

In summary, this semi-detached house on Chaucer Road is a wonderful blend of comfort, convenience, and potential. With its immaculate condition and desirable features, it is a property that truly deserves your attention. Book your viewing today!

## ENTRANCE HALL

Through a glazed uPVC door leads into an inviting entrance hall, comprising wall mounted radiator, stairs rising to the first floor and doors leading to the living room and kitchen.

## LOUNGE

13'1" x 12'0" (4 x 3.66)

A light and airy living room drenched in natural light through a large front facing uPVC window, also hosting a brick fireplace with gas fire giving a great focal point to the room, ambient wall lights, wall mounted radiator, telephone point and aerial point.

## KITCHEN

9'0" x 8'2" (2.75 x 2.5)

Hosting an array of wood wall and base units providing ample storage space, contrasting cream work surfaces, inset stainless steel sink and drainer, free standing gas cooker, under counter space for washing machine, wall mounted radiator and uPVC window over looking the garden.

## DOWNSTAIRS TOILET

A handy addition to any household comprising low flush WC and frosted window.

## STORAGE ROOM

A convenient additional store room, containing the wall mounted Combi boiler and a uPVC door leading out to the rear garden. Option here to incorporate these store rooms into the kitchen to create a larger kitchen/diner if desired.

## BEDROOM 1

12'1" x 12'0" (3.7 x 3.66)

A large double bedroom comprising front facing uPVC window, built in storage cupboards and wall mounted radiator.

## BEDROOM 2

10'9" x 9'2" (3.3 x 2.8)

A further double bedroom comprising front facing uPVC window, telephone point, wall mounted radiator and fitted wardrobe.

## BATHROOM

6'2" x 4'3" (1.9 x 1.32)

A fresh white bathroom comprising large glass shower cubicle with chrome shower, low flush WC, white modern vanity unit with inset sink, wall mounted chrome heated towel rail and frosted uPVC window.

## GARAGE

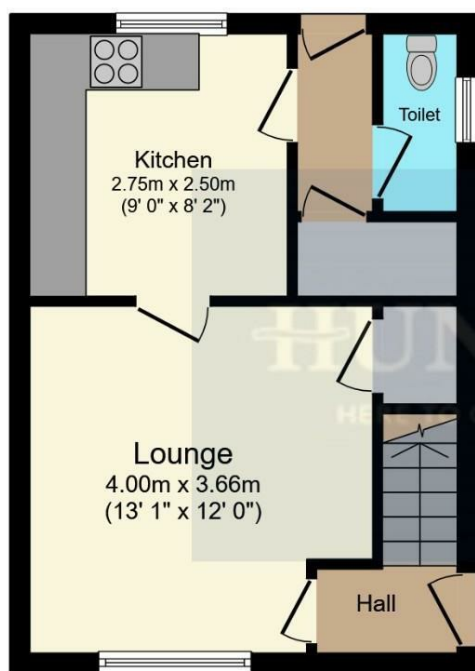
Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets.

## EXTERIOR

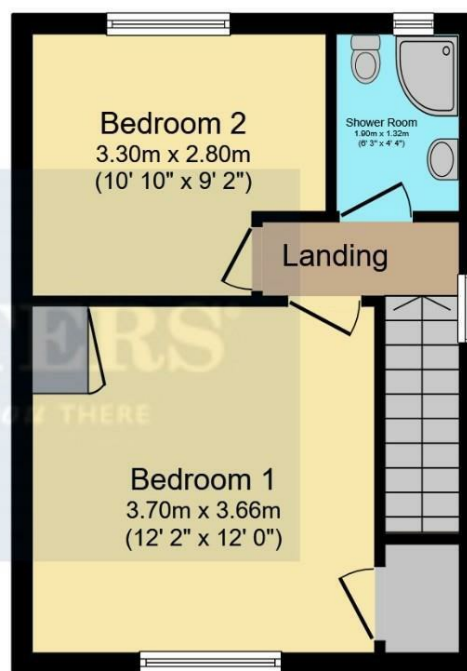
The front of the property boasts great kerb appeal, a neat lawn, well stocked colourful borders and a long gated driveway, offering off road parking for at least 3 cars. To the rear of the property is a fully enclosed, sizeable garden drenched in sunshine, boasting a sizeable patio great for entertaining in the summer months or sitting out on an evening, well kept lawn and flower beds, outside tap and for the green fingered amongst us, the greenhouse provides further outdoor storage.



## Floorplan



**Ground Floor**



**First Floor**

Total floor area 60.2 m<sup>2</sup> (648 sq.ft.) approx

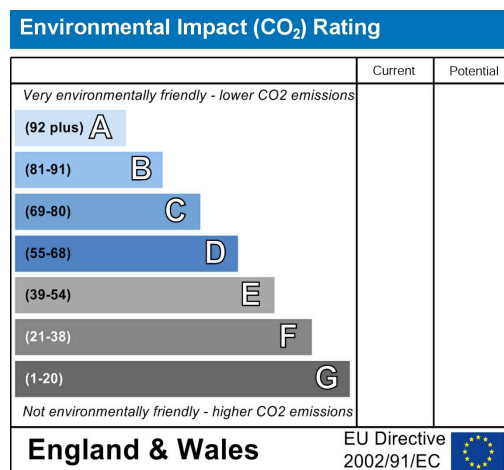
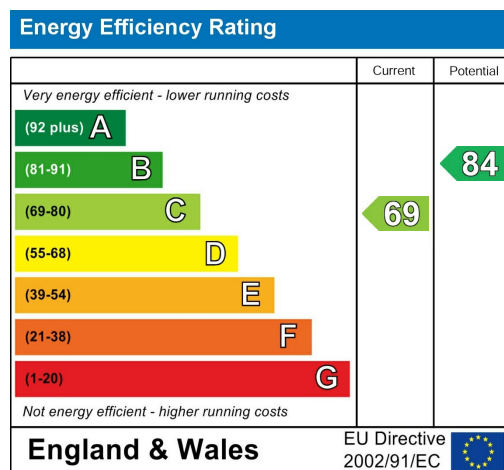
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

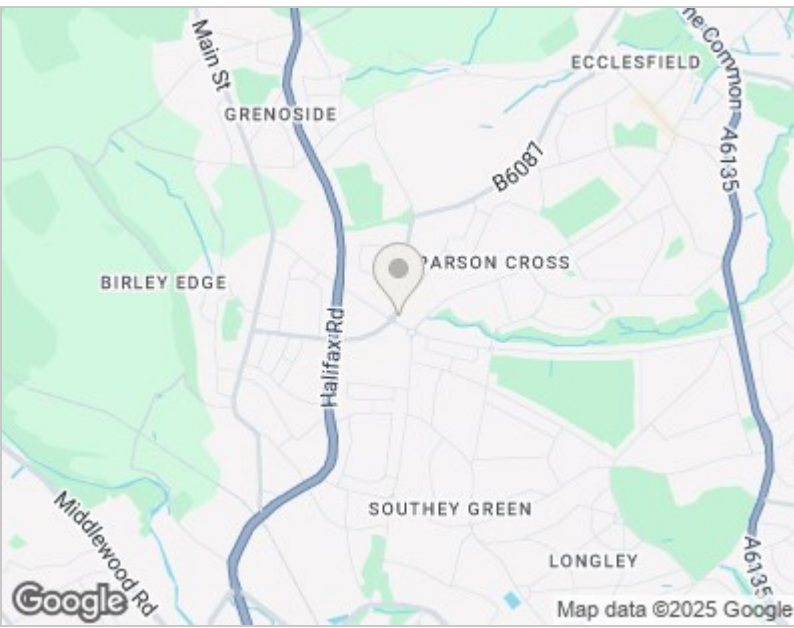


## Viewing

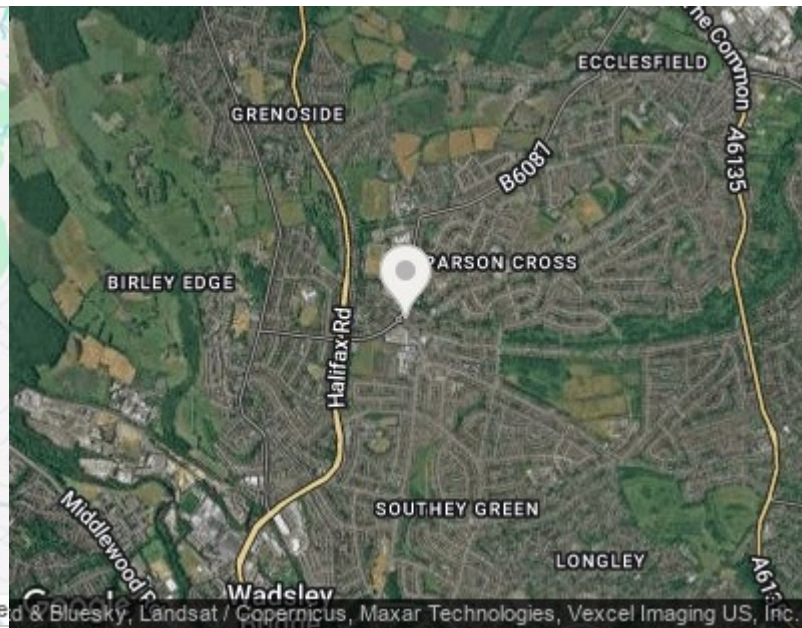
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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