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Park Avenue

Chapeltown, Sheffield, S35 1WE

Guide Price £300,000

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- 3 BED SEMI
- SCOPE FOR FURTHER EXTENSION WITH A CURRENT PLANNING PERMISSION APPLICATION
- STYLISH DECOR THROUGHOUT
- WELL KEPT, SUN DRENCHED GARDENS
- WALKING DISTANCE TO AMENITIES AND OUTSTANDING SCHOOLS
- EXTENDED OPEN PLAN KITCHEN/DINER
- PARTIALLY CONVERTED LOFT
- GENEROUS DIMENSIONS
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

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GUIDE PRICE £300,000 -£325,000 .Welcome to this stunning 3 bed semi detached property located on on the desirable Park Ave, in the great commuter location of Chapeltown, walking distance to an array of amenities in Chapeltown centre which also boasts a train station, surrounded by outstanding schools, serviced by good public bus routes, minutes away from the M1 and with direct roads leading to Sheffield Centre, Rotherham and Barnsley.

One of the highlights of this sizeable property is the impressive extended kitchen/diner featuring a stylish island, ideal for hosting family gatherings or entertaining friends. The stylish decor throughout the house adds a touch of elegance and warmth, creating a welcoming atmosphere for you and your loved ones to enjoy. The partially converted loft offers additional space for a home office, playroom, or extra bedroom, providing versatility to suit your needs. Situated on a sweeping corner plot, there is ample outdoor space for gardening, relaxing, or even adding an extension or extra parking - the possibilities are endless.

A planning permission application is currently submitted for a further extension above the garage to add an extra bedroom with ensuite; conversion of the garage to a further sitting room and storage room; staircase to the loft room with an addition of a dormer to the attic space to create a further bedroom with ensuite and dressing area and further single extension to the rear of the property to create a larger kitchen/dining space.

Briefly comprising porch, entrance hall, living room, kitchen/diner, rear porch, three good sized bedroom, bathroom, separate bathroom and garage.

Don't miss out on the opportunity to own this wonderful property in a desirable location. Book a viewing today and envision the endless potential this house has to offer.

FRONT PORCH
Through a glazed solid wood door leads into the handy porch, with a tiled floor, perfect for muddy paws and wellies, also comprising glazed windows, inset pot and a uPVC glazed door leads into the entrance hall.

ENTRANCE HALL
A roomy entrance hall, creating a great impression on any guest, a large under stairs storage cupboard/cloakroom, laminate flooring, wall mounted radiator, telephone point, uPVC window and stairs rising to the first floor.

LIVING ROOM
14'9 x 11'10 (4.50m x 3.61m)
A sumptuous living room, hosting a charming fireplace with rustic log burner, slate hearth and characterful oak mantle giving a great focal point to the room and cosy feel in the wintry month, a large front facing uPVC bay window floods the room in natural light, also comprising wall mounted radiator, aerial point and telephone point.

KITCHEN / DINER
18'8 x 14'5 (5.69m x 4.39m)
An impressive, light and airy, extended open plan kitchen/diner, a great social space or family hub, offering an array of white gloss wall and base units, contrasting wood effect work surface, a matching breakfast island, inset deep grey one and a half bowl sink and drainer with brushed chrome mixer tap, inset electric hob with extractor hood above, integrated appliances include; electric oven/grill, tall fridge/freezer, dishwasher and wine cooler, laminate flooring, inset spots, 2 wall mounted radiators, 3 uPVC window, two Velux windows, a large area to host a dining table and glazed French doors opening out onto the patio area, perfect to bring the outdoors in during sunnier climes.

REAR PORCH
A convenient addition space to use as you wish, comprising tiled flooring, lighting, wood framed structure with single glazed windows, door leading to the garage and sliding doors leading directly out on to the garden.

BEDROOM 1
11'10 x 11'6 (3.61m x 3.51m)
An elegant master bedroom, hosting a large front facing uPVC bay window drenching the room in natural light, wall mounted radiator and aerial point.

BEDROOM 2
10'7 x 10'4 (3.23m x 3.15m)
A large double bedroom, comprising wall mounted radiator and rear facing uPVC window overlooking the garden.

BEDROOM 3
7'5 x 7'3 (2.26m x 2.21m)
A large single bedroom, nursery or home office, currently used as a dressing room, comprising uPVC window and wall mounted radiator.

BATHROOM
5'8 x 4'8 (1.73m x 1.42m)
Fully tiled in a serene cream, hosting a bath with electric shower over, pedestal sink, wall mounted chrome heated towel rail, inset spots and frosted uPVC window. With a seperate WC adjacent, there is scope here to covert into a large family bathroom.

WC
A handy separate WC, brilliant in a busy home, fully tiled in cream, comprising low flush WC, wall mounted radiator, inset spot and frosted uPVC window.

LOFT SPACE
13'9 x 9'3 (4.19m x 2.82m)
Partially converted, with flooring, uPVC dormer window, lighting and sockets. Currently access through the loft hatch on the landing which has fitted drop down ladders, could make a great home office or addition bedroom if desired.

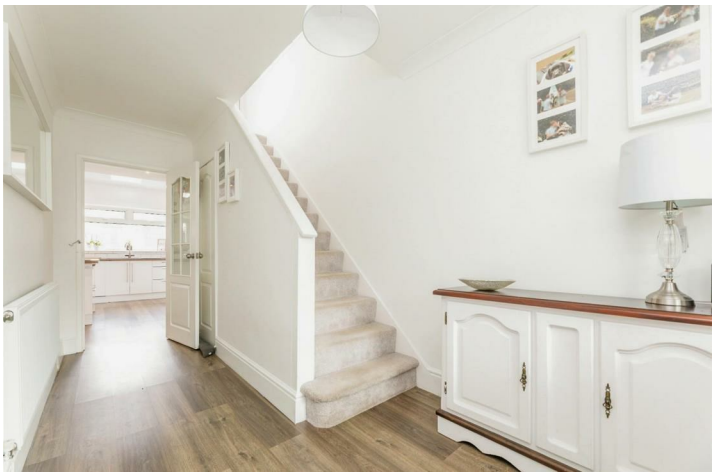
GARAGE
23'6 x 8'10 (7.16m x 2.69m)
Offering secure parking or that extra storage we all crave, boasting a invaluable electric roller shutter door, plumbing for a washing machine, lighting, sockets, wall mounted boiler and rear door leading in to the rear porch.

EXTERIOR
The property boasts great kerb appeal with a sweeping corner plot, adorned by well kept hedges adding to the privacy of the plot, established trees, well stocked borders and a neat lawn area adding splashes of colour throughout the year. As the front garden is south facing it does also hosts a good sized patio area to soak up the sun throughout the day. A sizeable driveway provides off road parking for at least two cars, with scope to create more parking if desired. To the rear of the property is a fully enclosed, well landscaped garden, hosting an extensive decorative patio, perfect for entertaining in the summer month, neat lawn area, beautifully planted borders, outdoor tap and shed providing further outdoor storage.

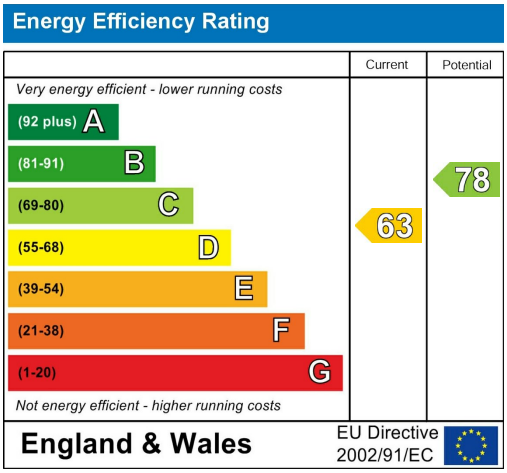
Floorplan

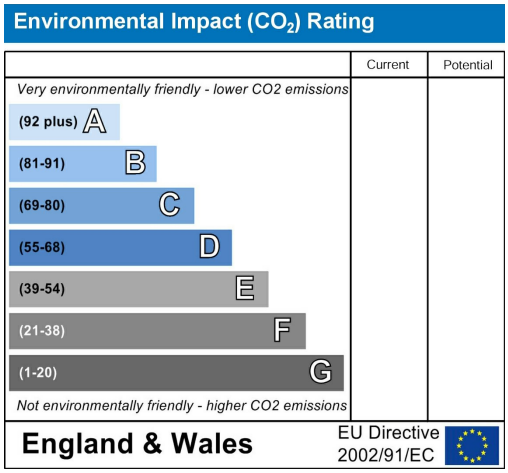
Total floor area 132.8 m² (1,429 sq.ft.) approx

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

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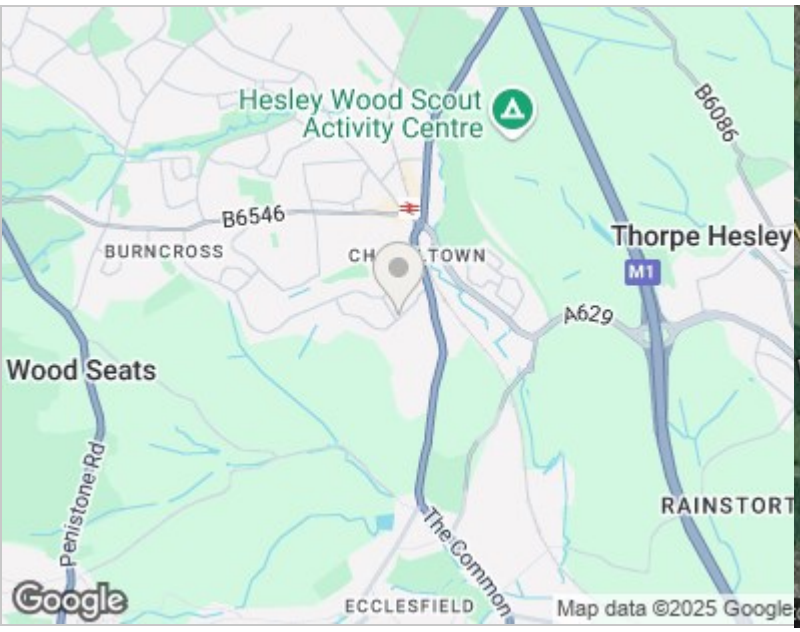
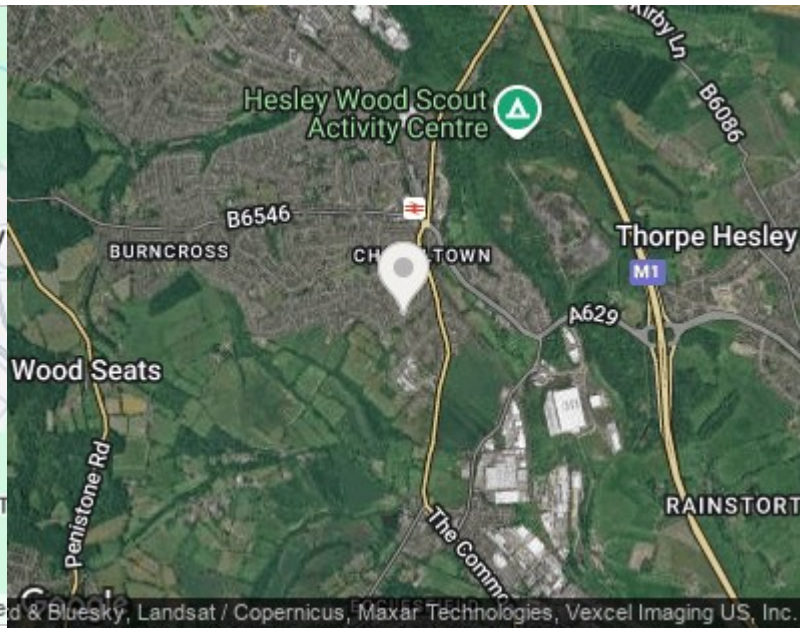
Road Map

Hybrid Map





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