



Chaucer Road

Sheffield, S5 9QJ

Guide Price £160,000 - £170,000

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- 3 BED MID TERRACE
- MOVE STRAIGHT IN
- TASTEFUL DECOR
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- MODERN FIXTURES AND FITTINGS
- GREAT DIMENSIONS
- CONTEMPORARY BATHROOM
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

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GUIDE PRICE £160,000 - £170,000. Located on Chaucer Road in Sheffield, this delightful three-bedroom house presents an excellent opportunity for first-time buyers or those seeking a stylish and comfortable home. The property is ready for you to move straight in, allowing you to settle in without the hassle of renovations or repairs.

Located within walking distance of an array of amenities, surrounded by reputable schools, serviced by good public bus routes, a short drive to the city, the Northern General Hospital and the M1 with direct roads also leading to Rotherham and Barnsley.

As you step inside, you will be greeted by tasteful decor that creates a warm and inviting atmosphere throughout the home. The stylish bathroom is a standout feature, offering a modern and relaxing space to unwind after a long day. Each of the three bedrooms is well-proportioned, providing ample space for you and your family and scope to create a home office if desired. One of the practical advantages of this property is the off-road parking, ensuring that you have a secure place to park your vehicle after a long day! The sun drenched garden provides a low maintenance, escape on a evening or a great place to entertain in the summer months.

Briefly comprising entrance hall, living room, kitchen/diner, bathroom and three good sized bedrooms.

Situated in a great commuter location, this property offers the best of both worlds - a modern 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...book your viewing today!

ENTRANCE

Through a uPVC glazed door leads into an entrance hallway, creating a great cloakroom space, comprising wall mounted radiator and stairs leading to the first floor.

LIVING ROOM

13'9 x 13'5 (4.19m x 4.09m)

A light and airy, stylish living room, drenched in natural light through a large uPVC window, also comprising aerial point, telephone point and wall mounted radiator.

KITCHEN/DINER

16'5 x 8'6 (5.00m x 2.59m)

A spacious galley style, monochrome kitchen, boasting an array of 'on trend' white gloss wall and base units providing plenty of storage space, contrasting black work surfaces, inset black sink and drainer with matching mixer tap, inset stainless steel 4 ring gas hob with extractor hood above, integrated electric oven and grill, space for fridge/freezer, under counter space and plumbing for a washing machine or dishwasher, housed wall mounted boiler, black tiled flooring, uPVC window over looking garden and glazed uPVC door leading directly onto the garden.

MASTER BEDROOM

13'1 x 11'6 (3.99m x 3.51m)

A well presented, large master bedroom, flooded in natural light through two rear facing uPVC windows and wall mounted radiator.

BEDROOM 2

10'10 x 10'10 (3.30m x 3.30m)

A further good sized double bedroom, comprising wall mounted radiator and uPVC front facing window.

BEDROOM 3

8'0 x 7'7 (2.44m x 2.31m)

A roomy third bedroom, which would also make a great nursery or home office if desired, comprising wall mounted radiator and rear facing uPVC window .

BATHROOM

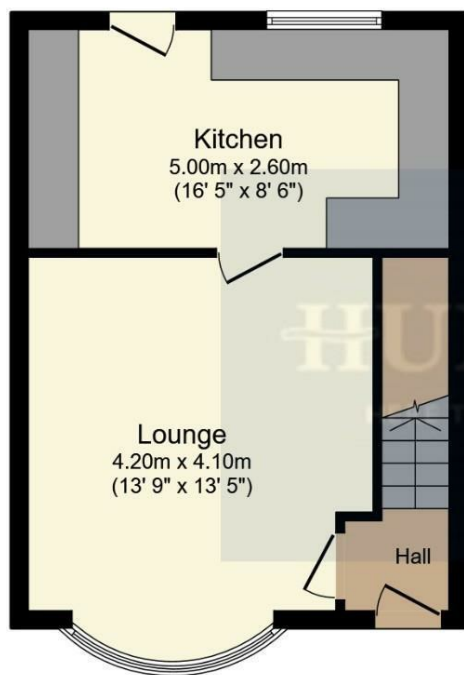
6'7 x 6'0 (2.01m x 1.83m)

A sleek, contemporary family bathroom, comprising bath with luxurious drench shower over, modern grey vanity unit with inset ceramic sink, low flush WC, wall mounted grey towel rail and frosted uPVC window.

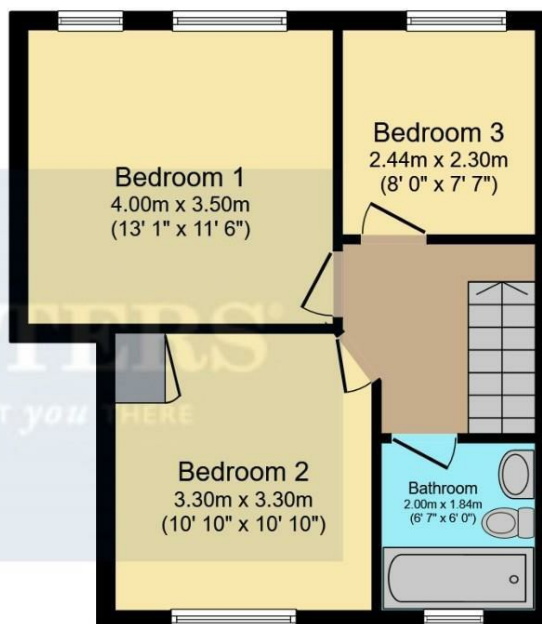
EXTERIOR

To the rear of the property is a fully enclosed, sun drenched garden, offering a decked patio area perfect for entertaining in the summer months, neat artificial lawn and outdoor tap. To the front of the property is a driveway creating offering that much sought after off road parking .

Floorplan



Ground Floor



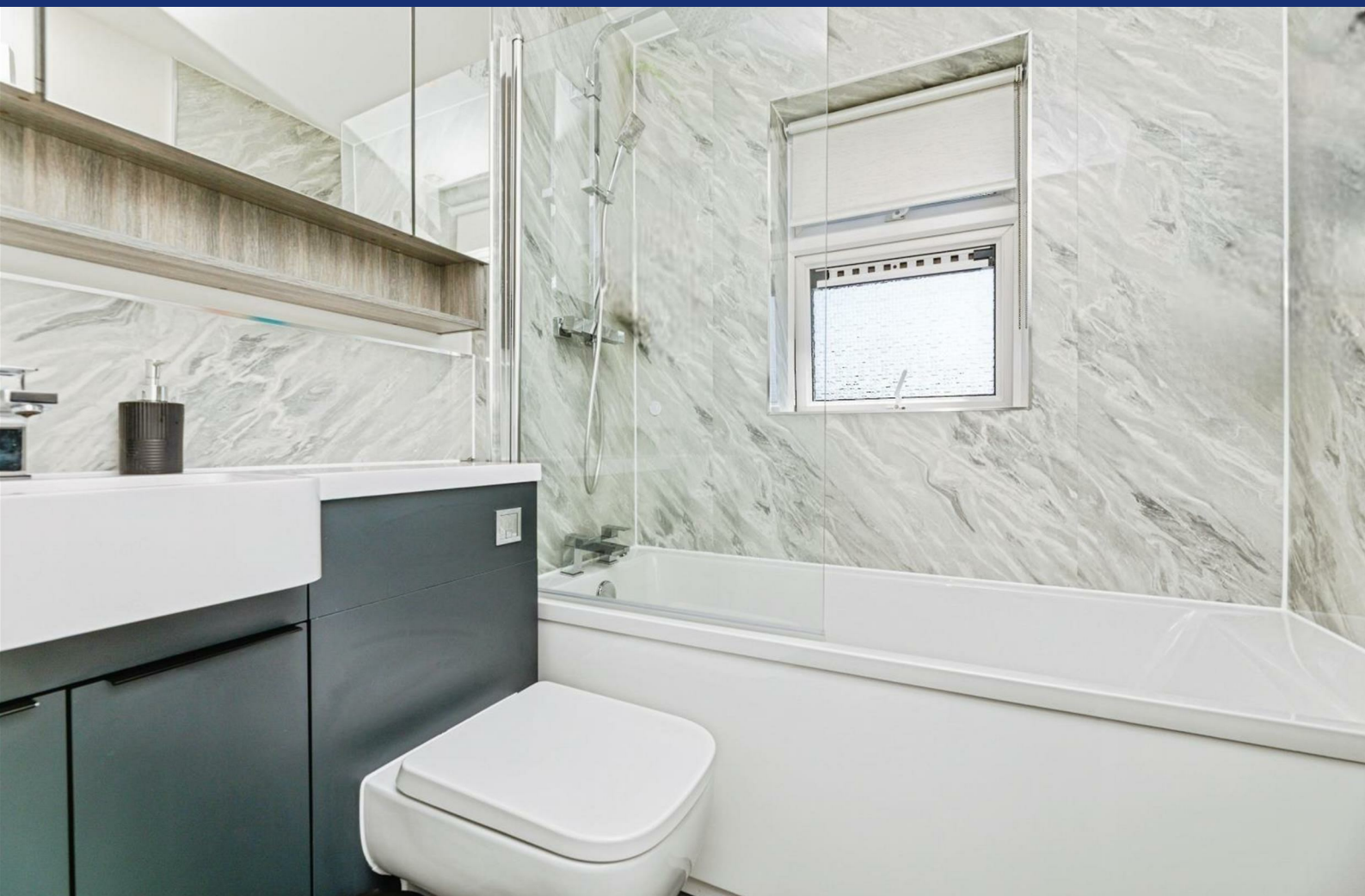
First Floor

Total floor area 73.7 sq.m. (794 sq.ft.) approx

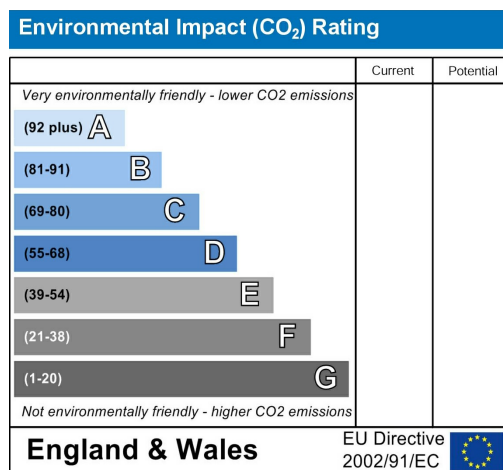
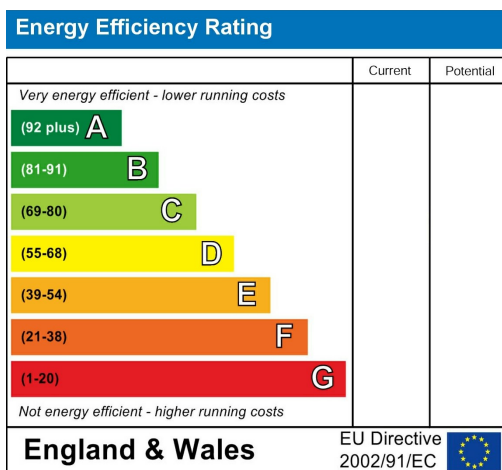
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







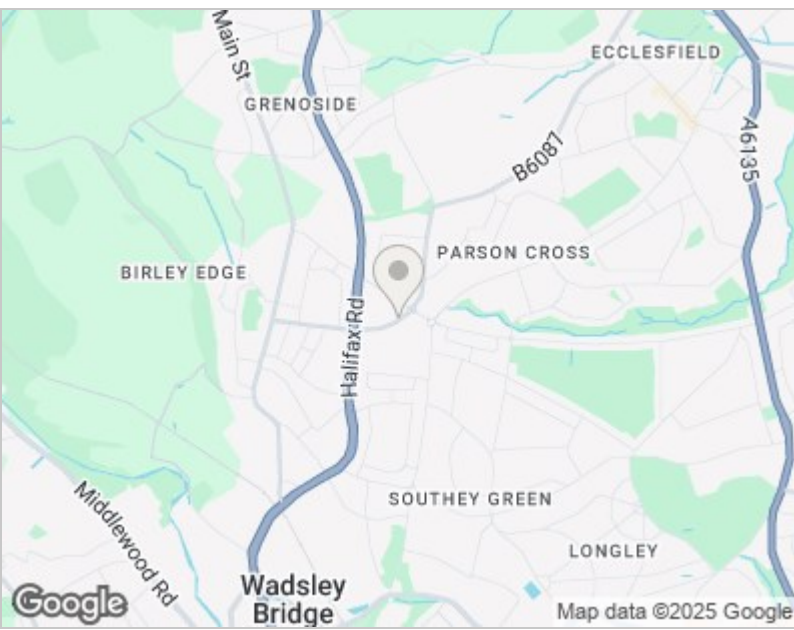
Energy Efficiency Graph



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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