



## Orchard Close

Sheffield, S5 9GJ

Guide Price £230,000 - £240,000



- 3 DOUBLE BED DETACHED
- PLENTY OF POTENTIAL
- FLEXIBLE LAYOUT
- EXTENSIVE GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- LARGE CORNER PLOT WITH SCOPE FOR FURTHER EXTENSION
- MASTER SUITE WITH DRESSING AREA
- AMPLE OFF ROAD PARKING ON TWO DRIVES PLUS GARAGE
- COUNCIL TAX BAND C

# Orchard Close

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GUIDE PRICE £230,000 - £240,000. NO UPWARD CHAIN! Nestled in the desirable location of Orchard Close, Sheffield, this charming three double bedroom house presents an excellent opportunity for those seeking a property with great potential. Set on a sizeable corner plot, the home boasts generous dimensions throughout, providing endless possibilities!

Located close to an array of amenities, serviced by good bus routes, surrounded by reputable schools, a short drive to the M1 and direct roads leading to Sheffield Centre, Northern General Hospital and Rotherham.

While the property is in need of some upgrades, it offers a blank canvas for buyers to personalise and enhance to their taste. The ample off-road parking and large garage are significant advantages, ensuring convenience for families and those with multiple vehicles.

Moreover, the property holds plenty of scope for further extension, allowing for the possibility of expanding the living space to suit your needs. Whether you envision a larger family home or simply wish to create your dream space, this house offers the flexibility to realise your vision.

Briefly comprising entrance hall, living room, further sitting room/dining room, breakfast kitchen, master bedroom with dressing area, two further double bedroom, shower room and detached garage.

With its prime location and promising features, this property is an ideal choice for families or individuals looking to invest in a home with potential. Do not miss the chance to explore the possibilities that await in this Sheffield gem...book your viewing today!



## ENTRANCE HALL

Sliding metal framed glazed doors lead into a roomy entrance hallway, creating a great cloakroom area, boasting a large understairs storage cupboard, wall mounted boiler, wall mounted radiator, stairs rising to the first floor and door leading to the living room and kitchen.

## LIVING ROOM

14'5" x 11'5" (4.4 x 3.5)

A spacious living room hosting an imposing brick built fireplace with tiled hearth creating a great focal point to the room and the chimney could be opened up to install a fire again if desired, also comprising aerial point, telephone point, two wall mounted radiators, ambient wall lights, archway opening out into a further, light and airy living space that could be used as a further sitting room, dining room or playroom, drenched in light throughout a large uPVC window and sliding patio door leading directly onto the rear patio, creating a great social space.

## SITTING ROOM/DINING ROOM AREA

14'5" x 10'5" (4.4 x 3.2)

## KITCHEN

19'8" x 9'10" (6 x 3)

An generously sized breakfast kitchen hosting an array of solid wood wall and base units providing plenty of storage space, contrasting work surfaces, inset sink and drainer with matching mixer tap, inset electric hob, integrated electric oven, under counter space and plumbing for washing machine, space for fridge/freezer, wall mounted radiator, three uPVC windows, glazed wooden side door and characterful brick detailed archway.

## LANDING

Comprising large built in storage cupboard, uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

## BEDROOM 1

17'0" x 14'5" (5.2 x 4.4)

An impressive master bedroom with dressing

area, hosting an array of white sliding door wardrobes in the dressing area, uPVC window and wall mounted radiator.

## BEDROOM 2

11'9" x 11'5" (3.6 x 3.5)

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

## BEDROOM 3

11'1" x 9'10" (3.4 x 3)

A good sized bedroom, would also make a great nursery or home office, comprising aerial point, wall mounted radiator and front facing uPVC window.

## BATHROOM

8'6" x 5'6" (2.6 x 1.7)

Fully tiled in grey tones, comprising wall mounted electric shower, white pedestal sink, low flush WC, non slip flooring, extractor fan, electric heater and two frosted uPVC windows.

## GARAGE

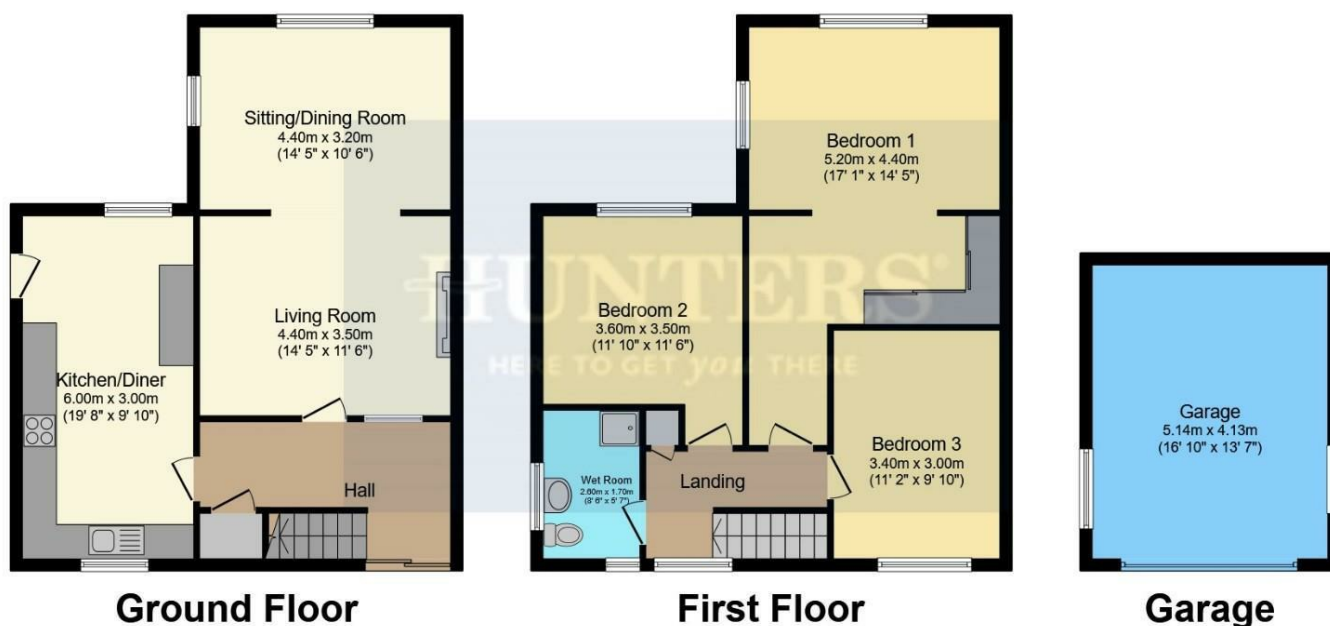
16'10" x 13'6" (5.14 x 4.13)

A large garage, offering secure parking or plenty of storage that we all crave, comprising up and over door, lighting and sockets throughout.

## EXTERIOR

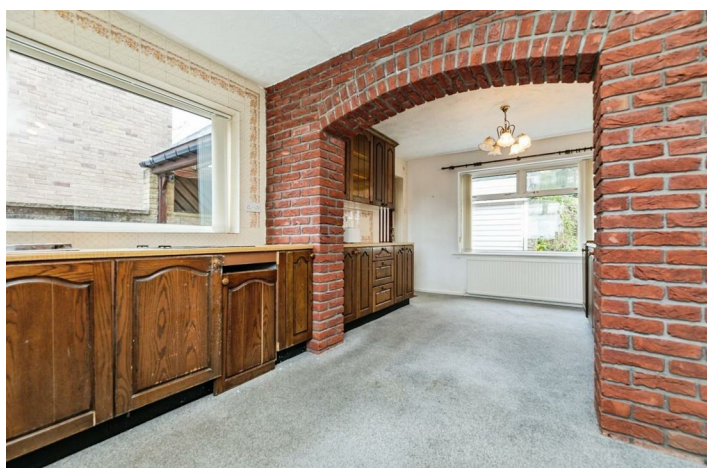
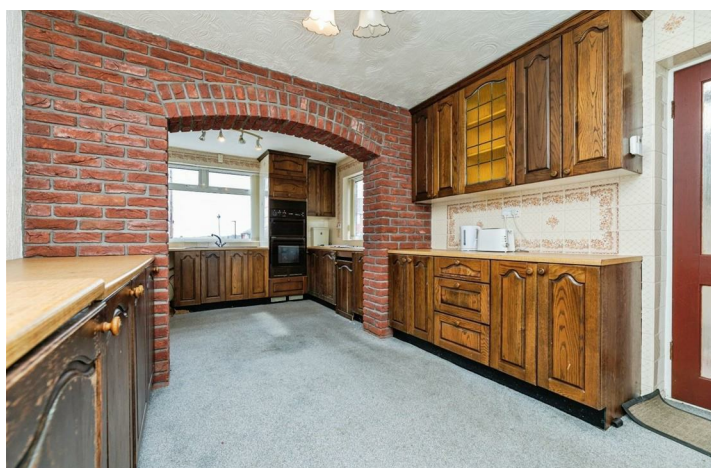
Hosting an extensive corner plot the property presents plenty of opportunity to extend. The front of the property provides plenty of off road parking on block paved; gated driveways that run across and down either side of the house. To the rear of the property is a sizeable slabbed tiered patio area perfect for entertaining in the summer month, surrounded by established hedges and borders, a large lawn area, shed for outdoor storage, extensive further patio to the side of the house allowing you to chase the sun, all with outdoor lighting and tap.

## Floorplan

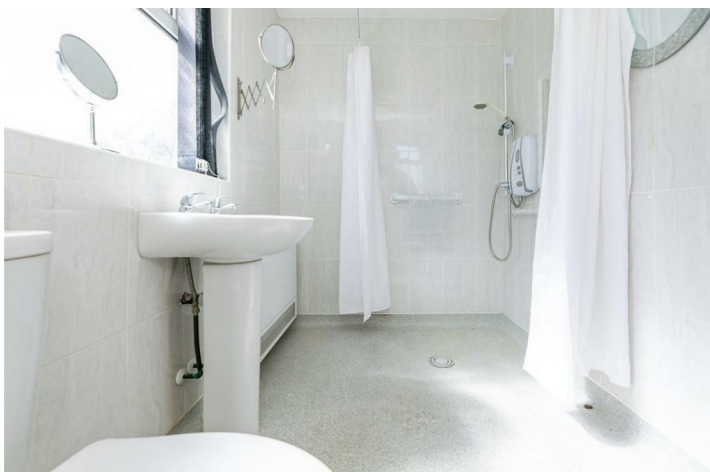


Total floor area 143.3 sq.m. (1,542 sq.ft.) approx

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)



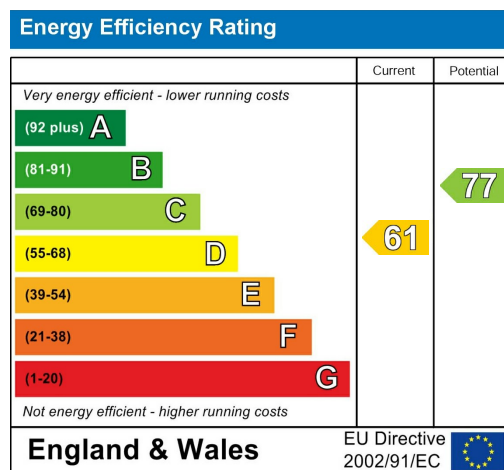








## Energy Efficiency Graph

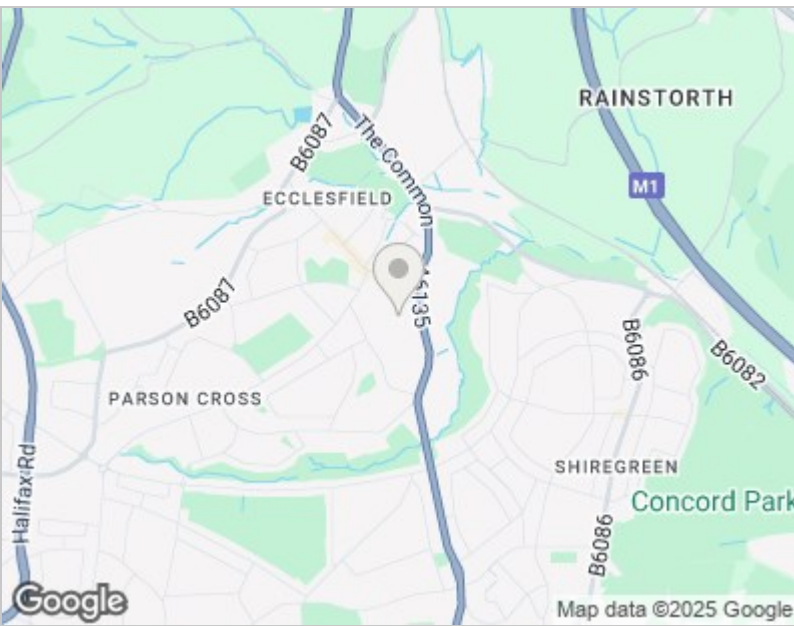


## Viewing

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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