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Lane End

Chapeltown, Sheffield, S35 2UH

Asking Price £170,000 - £180,000



- 4 BED END TERRACE
- GENEROUS DIMENSIONS
- SIZEABLE GARDEN
- PLENTY OF STORAGE
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- FLEXIBLE LAYOUT
- STYLISH DECOR
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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GUIDE PRICE £170,000 - £180,000. NO UPWARD CHAIN! Nestled in the charming commuter area of Lane End, Chapeltown, Sheffield, this delightful 4 bed end-terrace house presents an excellent opportunity for those seeking a comfortable family home or a promising first step onto the property ladder. Boasting four well-proportioned bedrooms thanks to a loft conversion, this residence offers ample space for both family time, relaxation and entertaining.

The property features a generous reception room, perfect for family gatherings or quiet evenings in, likewise the large kitchen/diner creates a great family hub or entertaining space. The modern bathroom has been thoughtfully designed, providing a stylish and functional space for daily routines. The spacious room dimensions throughout the house ensure that every member of the household can enjoy their own personal space.

One of the standout features of this home is the sizeable garden, which offers a wonderful outdoor retreat for gardening enthusiasts or a safe play area for children. The garden provides a perfect setting for summer barbecues or simply unwinding after a long day.

Conveniently located, this property is within walking distance of a variety of amenities, making daily errands a breeze. Additionally, its great commuter location ensures easy access to nearby transport links, including the local train station and its only a few minutes drive to the M1 making it ideal for those who travel for work or leisure.

Briefly comprising living room, kitchen/diner, utility porch, cellar, four good sized bedroom and family bathroom.

With no upward chain, this home is ready for you to move in and make it your own. This charming house on Lane End is not to be missed....book your viewing today!

Living Room

12'11" x 10'8" (3.94 x 3.26)

Through a composite door leads into a beautifully presented living space, hosting an electric fire with sleek white surround giving a great focal point to the room and cosy feel in the wintry months, comprising large front facing uPVC window, inset spotlights, wall mounted radiator, aerial point, telephone point and oak glazed door leading to the stairs and kitchen/diner.

Kitchen/Diner

12'6" x 11'10" (3.82 x 3.62)

A spacious, country style kitchen/diner hosting an array of solid wood wall and base units providing plenty of storage space, light green work surfaces including breakfast bar, inset stainless steel sink and drainer with matching mixer tap, black Rangestyle cooker with gas hobs and electric ovens, dishwasher, space for a tall fridge/freezer, housed wall mounted Combi boiler, inset spots, wall mounted radiator, laminate flooring and doors leading to cellar and rear porch.

Utility Room/Porch

9'10" x 7'0" (3 x 2.15)

A handy addition to the property, this uPVC rear porch/utility comprises black work surface, under counter space and plumbing for washing machine and dryer. laminate flooring perfect for muddy paws or wellies, lighting, sockets and glazed uPVC door leading to the rear garden.

Cellar

12'8" x 10'8" (3.87 x 3.26)

Offering that extra storage we all crave, comprising lighting, sockets and utility meters.

Master Bedroom

12'7" x 10'7" (3.85 x 3.24)

A light and airy master bedroom drenched in natural light through a large front facing uPVC window, hosting a wall of mirrored sliding fitted wardrobes, further built in storage cupboard, wall mounted radiator and aerial point.

Bedroom 2

7'10" x 7'10" (2.4 x 2.4)

A great single bedroom, nursery or home office, comprising rear facing uPVC window, wall mounted radiator and built in shelving.

Bathroom

7'10" x 5'3" (2.39m x 1.60m)

A generously sized, modern bathroom, fully tiled in natural tones, comprising 'P' shaped bath with shower over, white pedestal sink, low flush WC, extractor fan, wall mounted chrome heated towel rail and frosted uPVC window.

Bedroom 3

9'10" x 8'8" (3 x 2.65)

A good sized bedroom flooded in light through a large uPVC dormer window, also comprising wall mounted radiator. Bedroom 3 and 4 and currently separated with a stud wall, so could easily be removed to make a large attic bedroom.

Bedroom 4

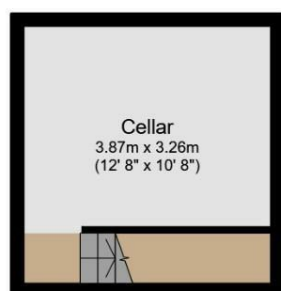
12'9" x 7'10" (3.9 x 2.39)

Currently used as a home office, but would make a good single bedroom too if desired, comprising Velux window.

Exterior

To the rear of the property is a large, sun drenched, long garden, mainly laid to lawn, with a sizeable covered decked area perfect for sitting out and entertaining in the summer months and large shed for outdoor storage. To the front of the property is a walled garden to front, fully slabbed. Ample on street parking is available for this property.

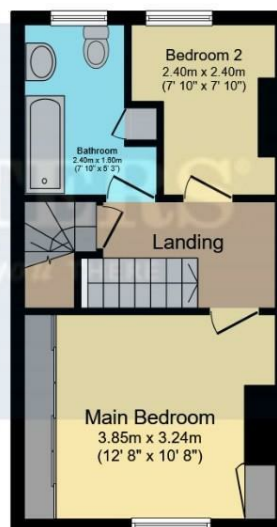
Floorplan



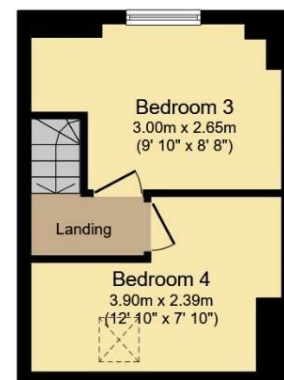
Basement



Ground Floor



First Floor



Second Floor

Total floor area 108.4 sq.m. (1,167 sq.ft.) approx

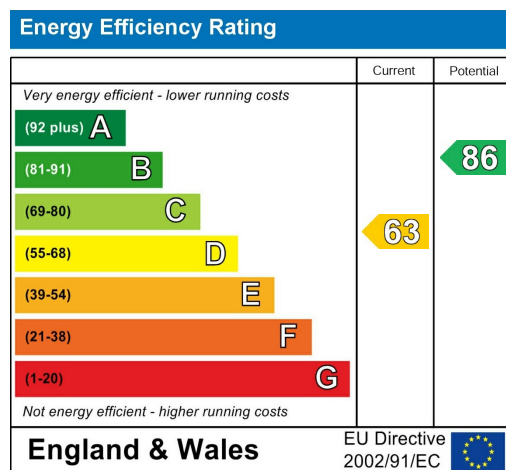
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







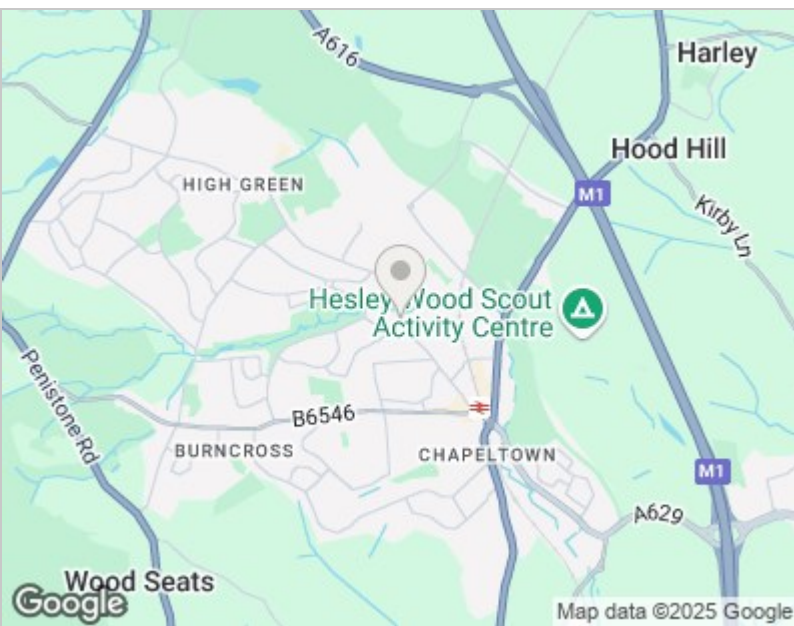
Energy Efficiency Graph



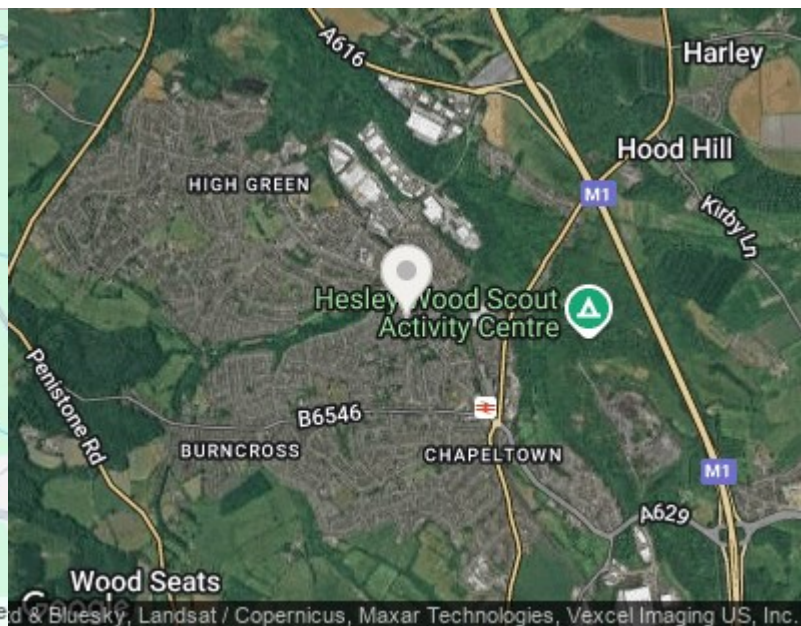
Viewing

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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