

HUNTERS®

HERE TO GET *you* THERE



Caister Avenue

Chapeltown, S35 2ZN

Asking Price £190,000 - £230,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- AMPLE OFF ROAD PARKING AND GARAGE
- IMMACULATELY KEPT
- GOOD COMMUTER LOCATION

- MODERN FIXTURES AND FITTINGS
- READY TO MOVE STRAIGHT IN
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

Tel: 0114 257 8999

Caister Avenue

Chapelton, S35 2ZN

Asking Price £190,000 -£230,000



Nestled in the desirable area of Chapelton, Sheffield, this charming 3 bed semi-detached house on Caister Avenue offers a perfect blend of comfort and convenience. The property has been immaculately maintained, allowing you to move straight in without the need for any immediate renovations.

Situated in a good commuter location, within walking distance to an array of amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham, making it an ideal choice for those who travel for work or leisure.

The home features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. With three well-proportioned bedrooms, there is ample room for families or those seeking extra space for a home office or guest room. The modern kitchen and bathroom are designed with contemporary living in mind, showcasing stylish finishes and neutral decor that will appeal to a wide range of tastes.

Outside, the property boasts a low-maintenance, fully slabbed garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, there is plenty of off-road parking available, accommodating up to 2/3 vehicles, along with a detached garage for added convenience.

Briefly comprising entrance porch, living room, kitchen/diner, three good sized bedrooms, family bathroom and detached garage.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss your chance to make this delightful residence your own...book your viewing today!

ENTRANCE PORCH

Through a glazed uPVC door leads into a handy porch area, a great cloakroom space, with further door leading into the living room.

LIVING ROOM

19'8 x 8'2 (5.99m x 2.49m)

A light and airy living room, drenched in natural light through two front and side aspect uPVC windows, boasting a contemporary pebble effect electric fire with modern fire surround giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, telephone point, aerial point and stairs rising to the first floor.

KITCHEN

12'2 x 10'5 (3.71m x 3.18m)

A sleek kitchen/diner, a great family hub or social space, boasting an array of light wood wall and base units providing plenty of storage space, contrasting granite effect work surfaces and splash back, inset black composite sink and drainer with matching mixer tap, inset stainless steel 5 ring gas hob with extractor hood above, integrated electric oven, integrated tall fridge/freezer, under counter space and plumbing for washing machine, housed wall mounted combi boiler, tiled effect laminate flooring, wall mounted radiator, uPVC window and uPVC French doors opening out on to the rear garden.

MASTER BEDROOM

12'2 x 11'10 (3.71m x 3.61m)

A large double bedroom, comprising two uPVC windows, a wall of medium wood fitted wardrobes and matching side tables, ariel point and wall mounted radiator.

BEDROOM 2

10'10 x 6'0 (3.30m x 1.83m)

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

BEDROOM 3

8'2 x 6'7 (2.49m x 2.01m)

A further good sized single bedroom, could also be used as a home office or nursery, comprising wall

mounted radiator and front facing uPVC window.

BATHROOM

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

A stylish, contemporary bathroom, fully tiled in fresh white tiles, hosting a bath with shower over, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spots and frosted uPVC window.

GARAGE

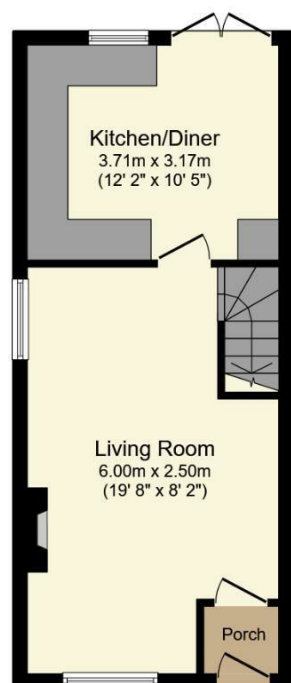
16'5 x 8'10 (5.00m x 2.69m)

Offering secure parking or that extra storage we all crave, complete with up and over door, cream wall and base units, lighting and sockets.

EXTERIOR

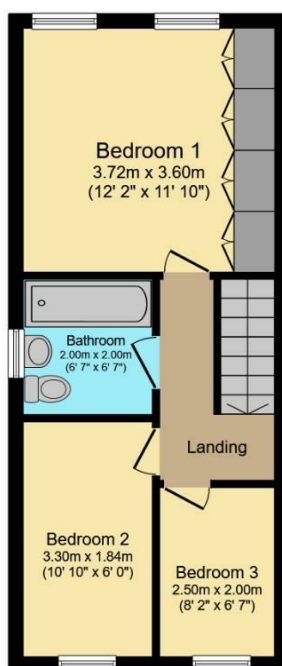
The front of the property boasts great kerb appeal with a small, easily kept, artificial lawn. An extensive driveway allows off road parking for two cars comfortably. To the rear of the property is a fully enclosed, low maintenance, sizeable rear garden, fully slabbed, creating the perfect space for entertaining in the summer months. There is an outside tap to the rear of the property, outside lighting and sockets to the rear.

Floorplan



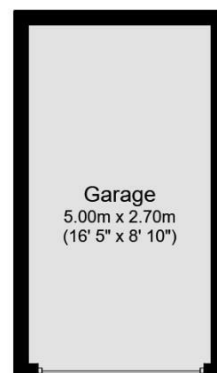
Ground Floor

Floor area 34.4 sq.m. (370 sq.ft.)



First Floor

Floor area 34.4 sq.m. (370 sq.ft.)



Garage

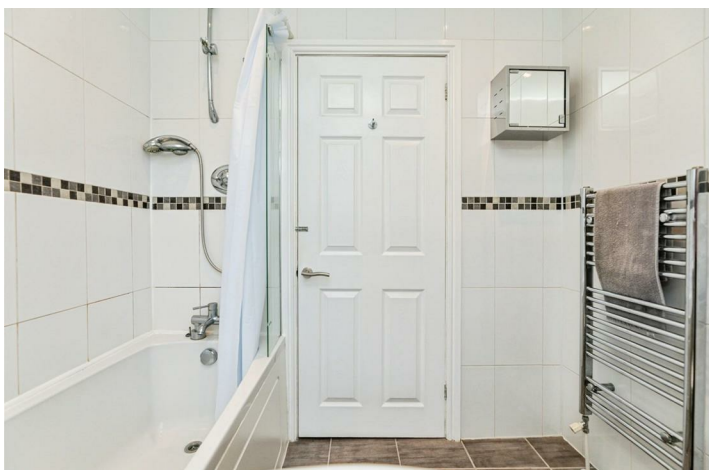
Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 82.3 sq.m. (886 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

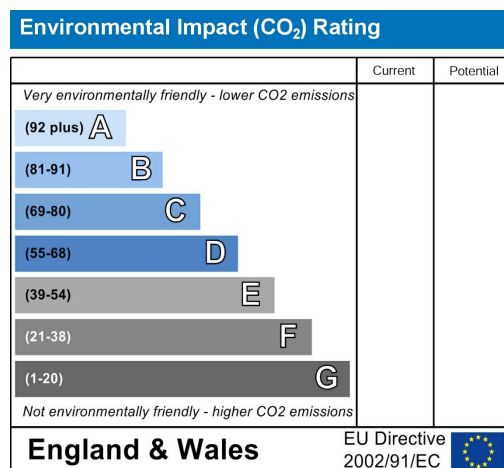
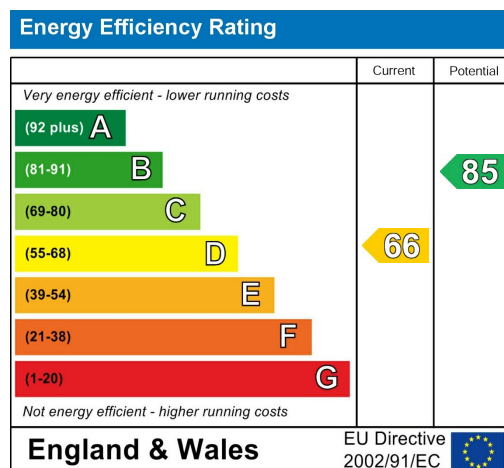
HUNTERS







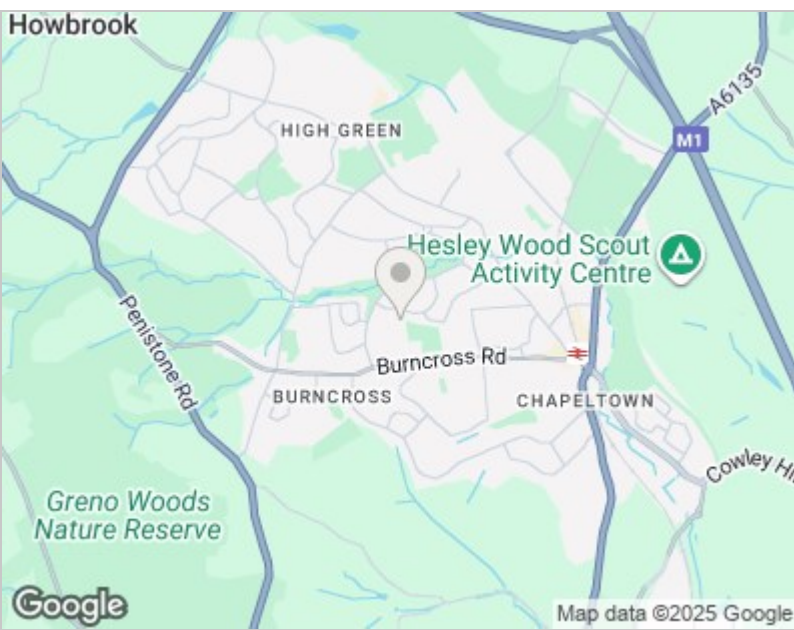
Energy Efficiency Graph



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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

