

107 Stanley Road, Chapeltown, Sheffield, S35 2XS

Asking Price £280,000

Offered for sale in this sought after area of Chapeltown is this ideal FAMILY HOME offering good sized rooms and immaculate presentation throughout. The property benefits from a conservatory with well maintained front and rear gardens.

Entrance Hall

Front entrance via UPVC door into the lounge/ dining room.

Lounge Dining Room 26'10" x 14'1" (8.2m x 4.3m)



Benefitting from electric fire located on a marble hearth, front bay window and two radiators, dining area with UPVC patio doors leading to the Conservatory.

Kitchen 11'9" x 6'10" (3.6m x 2.1m)



Fitted kitchen with cream glass base and wall units, wooden worktop, fitted electric oven, hob and extractor fan, fridge, freezer, dishwasher and wine cooler. Decorative wall radiator, UPVC window, rear UPVC door leading to rear drive and garden.

Conservatory 10'2" x 9'10" (3.1m x 3.0m)



UPVC patio doors from lounge/ dining room, with fan light and UPVC side door to rear.

First Floor Landing



UPVC side window, storage cupboard housing the boiler and loft access.

Bedroom One 14'1" x 7'10" (4.3m x 2.4m)



Front UPVC window, central heating radiator, fitted wardrobes.

Bedroom Two 11'9" x 7'10" (3.6m x 2.4m)



Rear UPVC window, central heating radiator. Fitted wardrobes.

Bedroom Three 8'10" x 5'10" (2.7m x 1.8m)



Rear UPVC window, central heating radiator.

Bathroom 6'2" x 5'10" (1.9m x 1.8m)



Bathroom suite in white, comprising of bath with shower, with shower screening, handwash basin, WC, heated towel rail.

Outside



Well maintained front garden mainly laid to lawn, with shrubs, gated access opens to a path which leads to the front door, benefitting from patio area for seating with a pergola. Solid wood gated access to the rear, opens to driveway for two cars in front of the garage, which has electric doors, front door for access to garage, which benefits from water tap, power and lighting and storage space. Rear enclosed garden with hedging and shed included.

Material Information

Council Tax Band C
Tenure Freehold
Property Type Detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

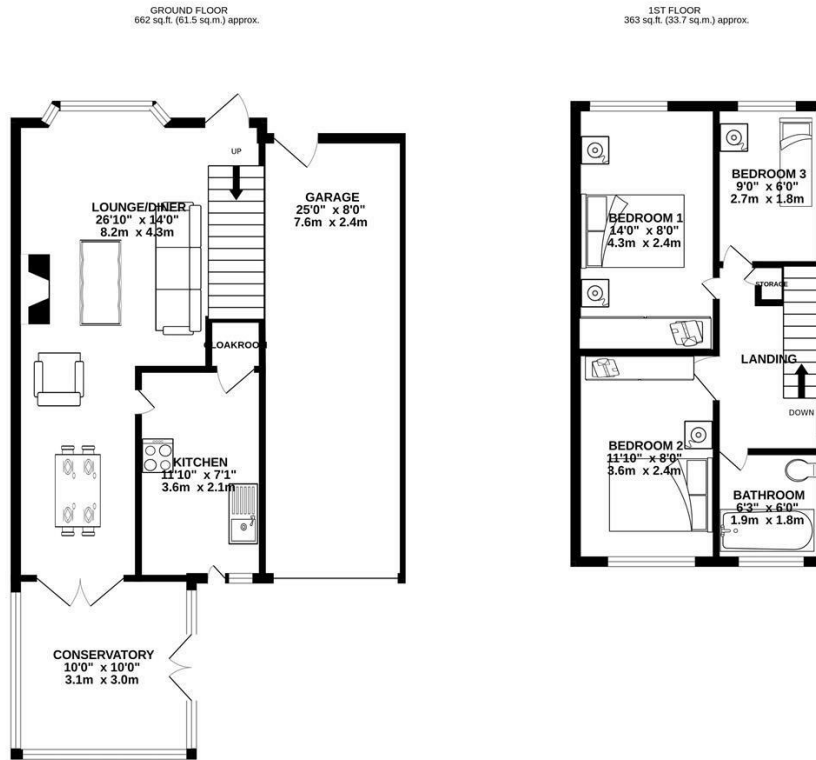
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

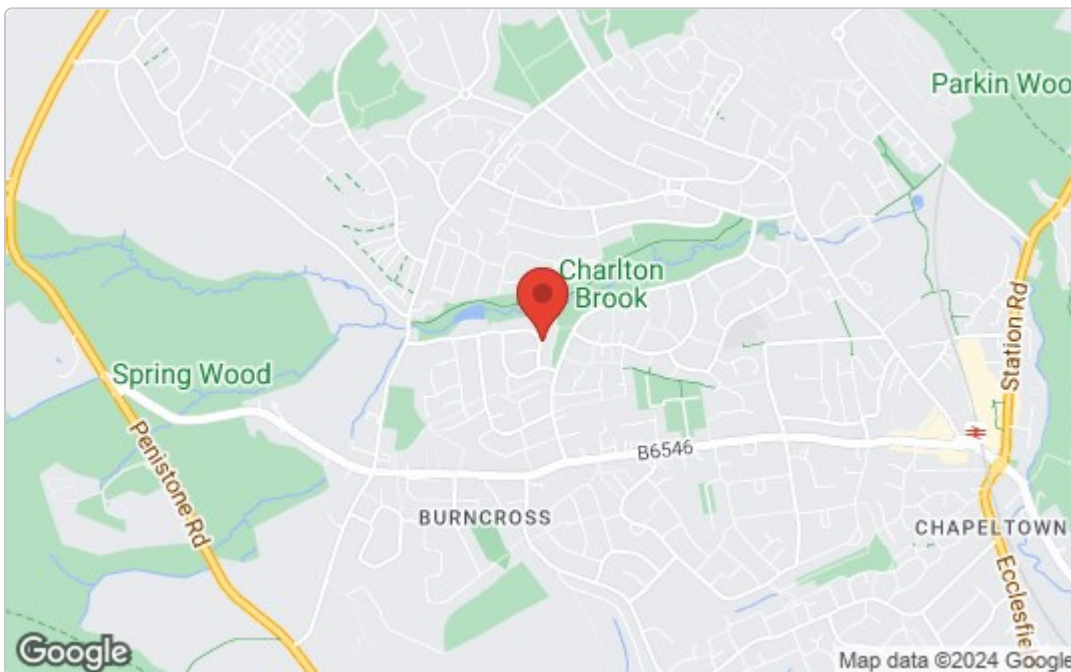
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

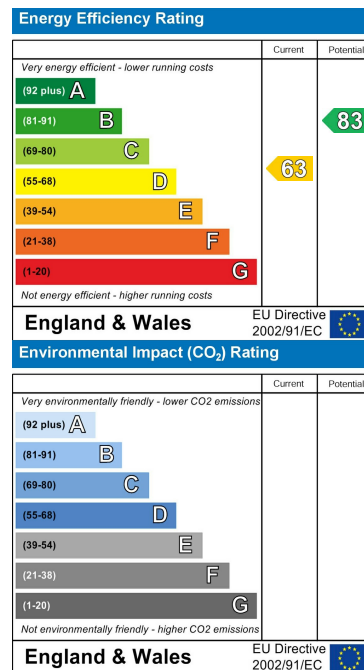


TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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