



## Byron Avenue, Chapeltown, S35

Asking Price £275,000

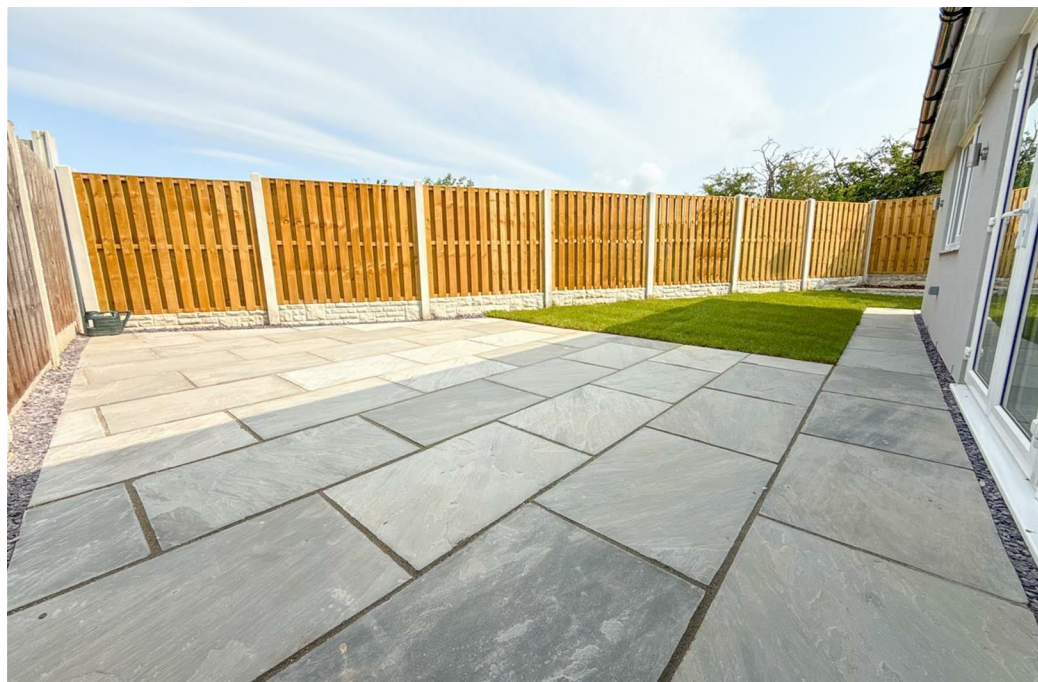
- NO CHAIN
- OFF ROAD PARKING
- VIEWING ESSENTIAL
- FULLY RENOVATED THROUGHOUT
- LARGE OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND B - £1858
- FREEHOLD
- MODERN DECOR THROUGHOUT

# Byron Avenue, Chapeltown, S35

**\*\*NO CHAIN \*\* FULLY RENOVATED TO A HIGH SPECIFICATION \*\*** Going to the market with no onward chain, this fantastic property has many outstanding features. Appealing to growing families and first time buyers alike, is this energy efficient low maintenance three bedroom semi detached home. The configuration of the layout offers open plan living to the rear aspect, with great natural light flooding in. The property briefly comprises of; Entrance hallway; Lounge; Open plan breakfast kitchen, family room; Inner hallway; Utility room; Downstairs shower room; Stairs rising to the first floor; Three bedrooms; Family bathroom; Private rear garden with patio and lawn areas; Drive providing off road parking;



Council Tax Band: B





### **ENTRANCE HALLWAY**

This welcoming hallway has; Composite entrance door; Obscure glazed window panel to one side; Wood effect flooring; Ceiling light; Solid doors to the lounge and the open plan breakfast kitchen family room; Stairs rising to the first floor;

### **LOUNGE**

Having; uPVC double glazed window to the front elevation; Recessed ceiling spotlights; Wood effect flooring; Central heating radiator;

### **OPEN PLAN BREAKFAST KITCHEN FAMILY ROOM**

A beautiful open plan family living space with lots of natural light shining in;

### **BREAKFAST KITCHEN**

Comprising of contemporary navy blue wall, base and drawer units; Marble effect worktops, incorporating a good sized breakfast bar peninsula; Breakfast seating area; With feature lighting above; Wood effect flooring; One and a half sink and drainer, with mixer tap; Set beneath an uPVC double glazed window to the rear elevation; Integrated four ring induction hob with black gloss splashback and extractor hood above; Integrated oven and dishwasher; Space for an upright fridge freezer; Recessed ceiling spotlights; Vertical central heating radiator;

### **DINING / SITTING AREA**

This spacious area has; Two sets of double patio doors open to the rear garden, providing lots of great natural light to the space; Recessed ceiling spotlights; Ceiling light points; Solid door to the storage cupboard; Wood effect flooring; Central heating radiator; Solid door to the inner hallway;

### **INNER HALLWAY**

With; Recessed ceiling spotlights; Wood effect flooring; Central heating radiator; Solid doors to the downstairs shower room and one to the utility room;

### **UTILITY ROOM**

Comprising of; Marble effect worktop; Built in shelving; Space and plumbing for a washing machine; Obscure uPVC double glazed window to the side elevation; Wood effect flooring; Recessed ceiling spotlights;

### **DOWNSTAIRS SHOWER ROOM**

The downstairs shower room has; WC; Wash basin set into vanity unit; Corner shower enclosure with overhead and handheld shower attachments, with screen doors; Tiled walls to wet areas; Obscure uPVC double glazed window to the side elevation; Wood effect flooring; Vertical heated towel rail;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

Good size primary bedroom with; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A further double bedroom with; uPVC double glazed window to the rear elevation; Built in cupboard storage; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Spacious family bathroom, with; WC and wash basin set into a vanity storage unit; Bath with wall mounted electric shower and folding screen door; Obscure uPVC double glazed windows to the rear and side elevations; Fully tiled walls and flooring; Recessed ceiling spotlights; Vertical heated towel rail; Extractor fan;

### **FIRST FLOOR LANDING AND STAIRS**

With; Obscure uPVC double glazed window to the side elevation; Loft hatch access; Carpet flooring; Ceiling light point; Solid doors to the three bedrooms and the family bathroom;

### **DRIVEWAY**

Paved driveway with parking for multiple vehicles; A side path leads to the rear of the property;

### **FRONT GARDEN**

Raised lawn with stone paved surround;

## REAR GARDEN

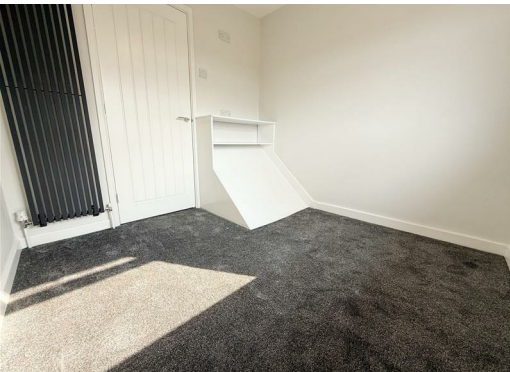
This private rear garden has; Feature outdoor lighting to the front and rear and an outside water supply; A good sized patio entertaining area and lawn; Brand new fence borders;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







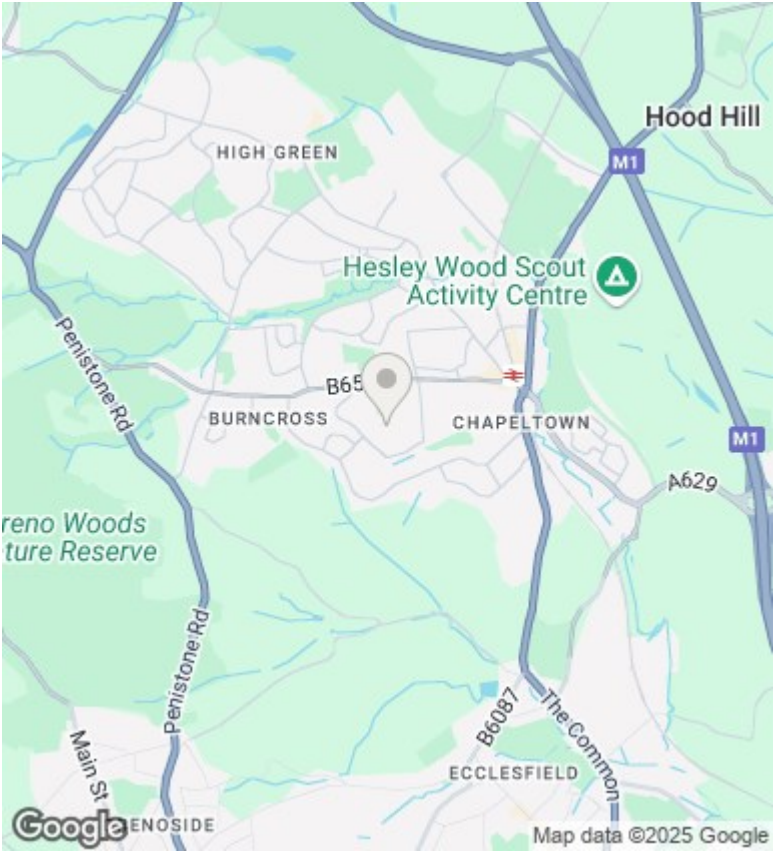
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC