



Cowley Lane, Chapeltown, S35

Asking Price £300,000

- CHAIN FREE - THREE BEDROOM BUNGALOW
- ENCLOSED REAR GARDENS
- COUNCIL TAX BAND D - £2,053.83
- BRAND NEW FITTED KITCHEN
- CONSERVATORY
- FREEHOLD PROPERTY
- TWO UNDER HOUSE GARAGES AND EXTENSIVE DRIVE
- ADDITIONAL SIDE GARDEN LEASED ON A MONTHLY ROLLING CONTRACT £60pa

Cowley Lane, Chapeltown, S35

**** NO CHAIN - THREE BEDROOM DETACHED BUNGALOW ** SIDE GARDEN ON A MONTHLY ROLLING LEASEHOLD £60PA **** Located in this sought after residential area of Chapeltown. This charming bungalow is spacious in design and has two under house garages and a good sized drives to both sides of the property, providing off road parking for multiple vehicles. Close to excellent local amenities in Chapeltown and Ecclesfield, with good road links and M1 motorway connections a stones throw away. The property briefly comprises of; Front entrance porch; Spacious 'L' shaped hallway; Lounge with feature fireplace; Dining room, with doors through to Conservatory; Brand new fitted kitchen; Rear entrance porch; Three bedrooms; Family bathroom with separate WC: Two garages; Private rear and side gardens;

 3  1  0  E

Council Tax Band: D



FRONT PORCH

Double arched doors open to the front entrance porch, with a Georgian style door opening to the hallway;

ENTRANCE HALLWAY

This welcoming 'L' shaped area has; Wooden flooring; Wall light points; Central heating radiator; Coving; Solid doors to the three bedrooms, family bathroom and separate WC; Georgian style glazed internal doors to the lounge and kitchen;

LOUNGE

This spacious living area has; Great natural light via the front facing uPVC double glazed bay windows and patio doors out to the side elevation; Intricate ceiling rose, coving, dado rails and fireplace surround; Gas fire; Floor vent heating system; Ceiling and wall light points; Carpet flooring;

KITCHEN

The brand new fitted kitchen has; A range of wall, base and drawer units; White work tops; Integrated oven, with four ring gas hob and extractor hood above; Space for upright fridge freezer and washing machine; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Laminate flooring; Central heating radiator; Ceiling light point; Open doorway and step down to the side facing entrance porch;

SIDE ENTRANCE PORCH

Having; Tiled flooring; uPVC double glazed window to the side elevation; Wall light point; Louvre door storage area; Part leaded, decorative glazed entrance door;

DINING ROOM

This lovely area can be opened up to the conservatory and has; Intricate ceiling rose and coving; Dado rail; Carpet flooring; Central heating radiator; Ceiling and wall light points; Georgian style double doors and a step down to the Conservatory;

CONSERVATORY

This great sitting area takes in the garden views and has; A combination of exposed stone and panelled walls; Varnished wooden floorboards; Feature arch shape stained glass leaded window; Ceiling and wall light points; Double doors opening to the enclosed garden and patio area;

BEDROOM ONE

The Master bedroom has; Fitted wardrobe storage; uPVC double glazed window to the front elevation; Central heating radiator; Ceiling light point; Coving; Carpet flooring; Loft hatch access;

BEDROOM TWO

The second double bedroom has; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point; Coving; Carpet flooring;

BEDROOM THREE

With; uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; Coving; Carpet flooring; Louvre doored storage area;

FAMILY BATHROOM

This good sized bath and shower room comprises of; Corner shower enclosure, with wall mounted shower and curved screen doors; Wash basin set into vanity storage; Panelled bath, with hand held shower attachment; Fully tiled walls and flooring; Obscure double glazed uPVC window to the side elevation; Recessed ceiling spotlights; Central heating radiator with towel rail;

SEPARATE WC

With; Pedestal wash basin and WC; Tiled flooring; Painted walls; Ceiling light point; Central heating radiator; Coving and dado rails; Obscure double glazed uPVC window to the front elevation;

TWO GARAGES

Two spacious under house garages, with a storage outhouse to the side.

DRIVE

Accessed via wrought iron gates, the drive sweeps to both sides of the property, providing off road parking for multiple vehicles.

GARDEN

Set in a good sized plot with an enclosed garden.

ADDITIONAL LEASE HOLD GARDEN

Existing gardens to the side of the property are available to rent via leasehold from the Duke of Norfolk estate at a cost of £60 per annum.

FURTHER DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





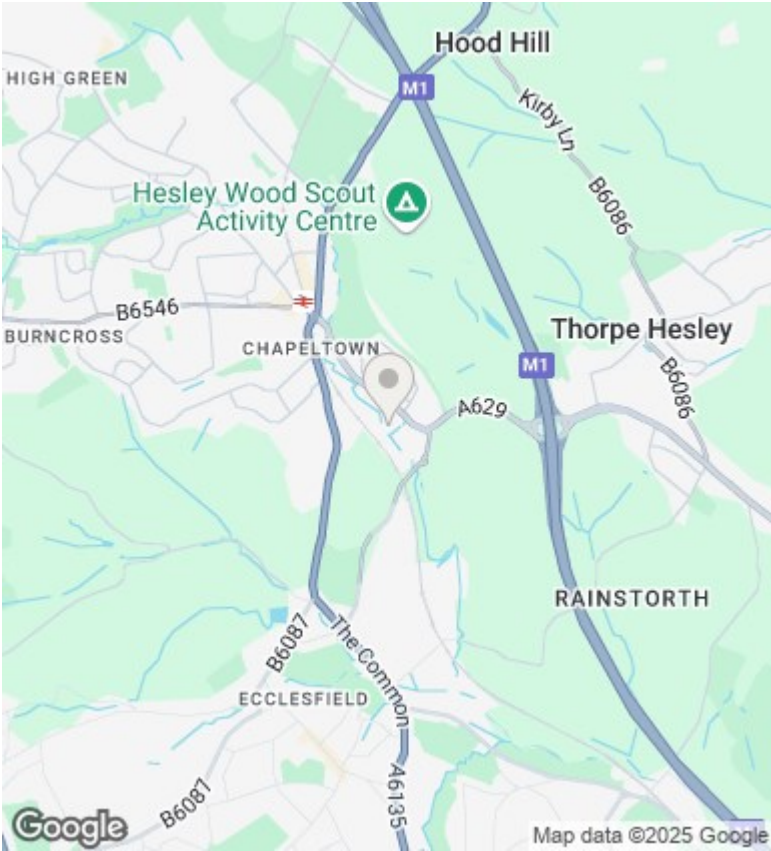
Directions

Viewings

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

Council Tax Band

D



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