



Ecclesfield Road Chapeltown Sheffield S35 1TE
Guide Price £325,000

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GUIDE PRICE £325,000-£350,000 ** FREEHOLD ** NO CHAIN ** WEST FACING REAR GARDEN ** Situated on this admirable plot is the three bedroom, two bathroom, two reception room semi detached property which enjoys a generous rear garden and benefits from a driveway and a garage. The property has been well cared for but is need of updating and is ideal for a buyer looking to improve to their own personal taste. The property retains many original features including stained glass windows and doors, fireplaces and decorative details.

The spacious living accommodation briefly comprises enter via a porch into the entrance hall with under stair storage and access into the lounge, dining room and a kitchen/breakfast room. The lounge features a large bow window maximising natural light, a fireplace with surround, coving to the ceiling and a picture rail. The dining room has an open fireplace and picture rail along with access to a rear storm porch which in turn gives access to the rear garden. The kitchen is fitted with matching wall and base units, has space for an oven and has direct access to the downstairs shower room and a utility room. The utility has plumbing for a washing machine, houses the boiler and has a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a boarded loft via a pull-down ladder, a WC, the three bedrooms and the bathroom. The main bedroom is a generous double featuring a front bow window, fitted wardrobes and a picture rail. Bedroom two, is again a good sized double with fitted wardrobes, a feature fireplace and storage cupboard. Bedroom three has a front facing window. The bathroom has a panelled bath, WC and storage cupboards.

- VIEWING IS ESSENTIAL
- SPACIOUS ACCOMMODATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- GENEROUS, WEST FACING REAR GARDEN
- MUCH LOVED FAMILY HOME WITH SCOPE TO MAKE YOUR OWN
- DRIVEWAY & GARAGE
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- FREEHOLD / NO CHAIN





OUTSIDE

To the front is a driveway providing off-road parking and this leads to the garage. The garage has a higher than average entrance, making it well suited to accommodate taller vehicles, an electric door and a mechanic's pit. There is also a front lawn with planted borders and external storage cupboards to the side. The west facing rear garden features a block paved patio, two lawned gardens and an original metal Anderson air raid shelter to the rear.

LOCATION

Chapelton offers a good range of local amenities, including supermarkets, cafés and everyday services, with nearby parks and green spaces providing opportunities for walking and leisure. The area is well regarded for access to nearby schools.

Public transport links are a particular strength of this location. Chapelton railway station provides services to Sheffield in around 10–15 minutes and to Leeds in approximately 40–45 minutes, making it suitable for commuters. There are also local bus routes connecting Chapelton with Sheffield city centre and surrounding districts.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

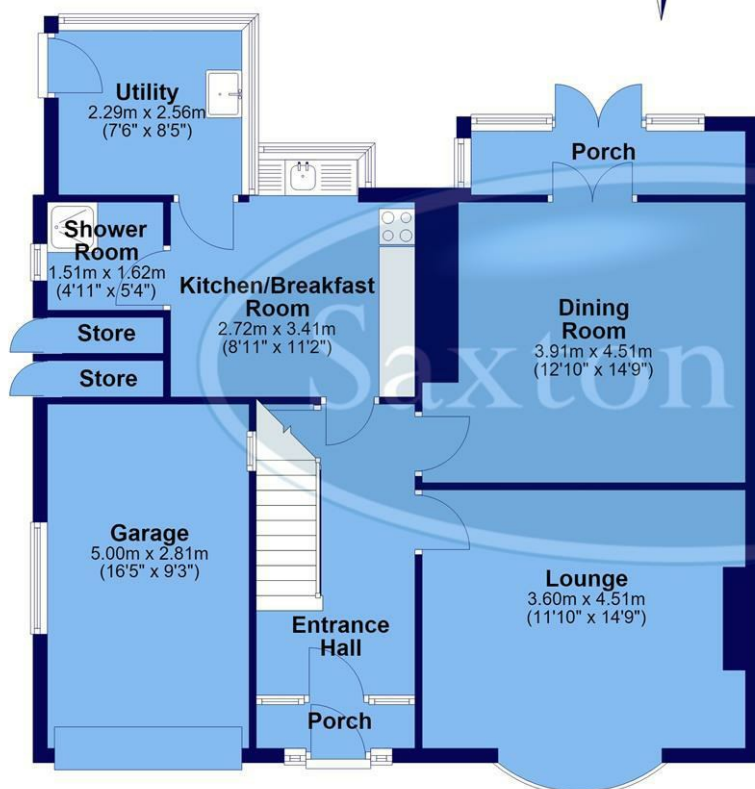
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

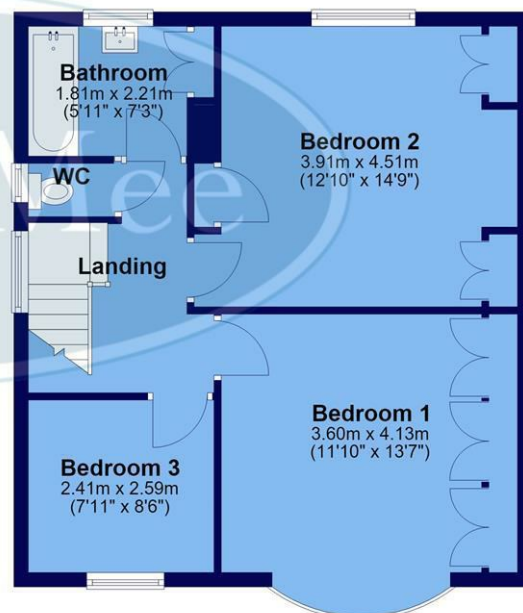
Ground Floor

Approx. 85.3 sq. metres (918.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 137.6 sq. metres (1481.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	36
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			