



Cowley Lane

Chapelton, Sheffield, S35 1SU

Guide Price £280,000 - £300,000



- NO UPWARD CHAIN
- SPACIOUS DIMENSIONS THROUGHOUT
- SCOPE TO RECONFIGURE
- READY AND WAITING FOR YOU TO PUT YOUR STAMP ON IT
- CLOSE TO AN ARRAY OF AMENITIES
- 3 BED SEMI DETACHED
- SIZEABLE GARDEN
- ALL DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- COUNCIL TAX B

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GUIDE PRICE £280,000 - £290,000, NO UPWARD CHAIN Nestled in the desirable area of Cowley Lane, Chapelton, Sheffield, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living. The layout is currently well-suited for family life, yet it also provides the exciting potential for reconfiguration, allowing you to add your personal touch and truly make it your own.

The main bathroom features modern fixtures and fittings, ensuring a contemporary feel that complements the overall appeal of the home. In addition to the inviting reception room, the property benefits from downstairs w/c and family bathroom, making it convenient for busy households.

One of the standout features of this lovely family home is the large garden, which offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. Whether you envision hosting summer barbecues or creating a tranquil retreat, the garden provides endless possibilities.

Briefly comprising, entrance porch, hallway, breakfast kitchen, downstairs w/c, living/dining room, master bedroom, bedroom 2, bedroom 3, family bathroom.

With its great location, this property is well-positioned to take advantage of local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. This semi-detached house is not just a place to live; it is a canvas for your future memories. Don't miss the chance to view this delightful home and explore the potential it holds.

ENTRANCE PORCH

Through a glazed composite door leads into a handy front porch, with tiled flooring perfect for muddy paws or wellies, two surrounding uPVC windows and composite door leading into the living room

HALLWAY

A roomy hallway comprising telephone point, wall mounted radiator, stairs rising to first floor and doors leading to all rooms downstairs.

BREAKFAST KITCHEN

10'11 x 7'10 (3.33m x 2.39m)

A spacious, well thought out breakfast kitchen, hosting an array of cream wooden wall and base units, contrasting work surfaces and breakfast bar, inset stainless steel one and a half bowl sink and drainer with mixer tap, inset gas 4 ring hob with extractor hood above, integrated electric oven, under counter space and plumbing for a washing machine and tumble dryer, under counter space for fridge, laminate flooring, wall mounted radiator, two uPVC window and glazed door leading to garden.

LIVING ROOM

21'5 x 11'1 (6.53m x 3.38m)

A living area drenched in natural light through a front facing bay uPVC window and patio doors, also boasting a fire surround with electric fire giving a great focal point to the room and cosy feel in the wintry months wall mounted radiators, aerial point, telephone point. The living room flows seamlessly through into the dining area creating a fully open plan social space or great family hub if desired.

DINING ROOM

A sumptuous dining area, comprising rear facing uPVC patio doors on to the patio.

DOWNSTAIRS W/C

A handy addition to any busy household separate toilet to the main bathroom, spot lights and frosted uPVC window.

MASTER BEDROOM

21'10 x 10'5 (6.65m x 3.18m)

A large double bedroom flooded in natural light through dual aspect front facing uPVC window and rear , has the potential to make in to two bedrooms if required.

BEDROOM 2

14'1 x 8'8 (4.29m x 2.64m)

A further good sized double bedroom comprising bt point, built in cupboards, wall mounted radiator and uPVC window.

BEDROOM 3

10'9 x 9'2 (3.28m x 2.79m)

A good sized double bedroom, featuring built in cupboards , comprising wall mounted radiator and rear facing uPVC.

BATHROOM

8'0 x 5'7 (2.44m x 1.70m)

A sleek and stylish family bathroom, tiled in on trend grey with decorative wall panelling, laminate flooring, comprising walk in shower with electric shower over, white gloss vanity unit ,white low flush WC, wall mounted chrome towel rail, inset spots and frosted uPVC window

GARAGE

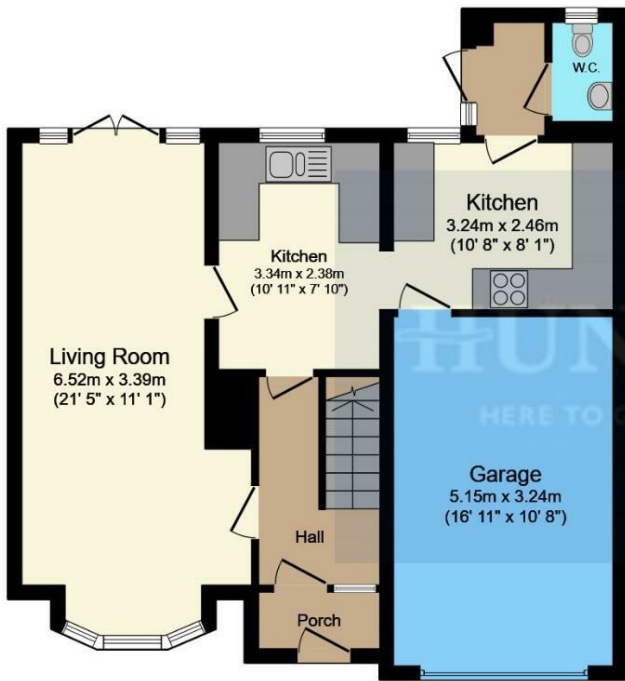
16'11 x 10'8 (5.16m x 3.25m)

The garage is larger than standard size offering secure parking or that extra storage space we all crave and comprising electric up and over door, electrics , lighting and parking to front of the garage.

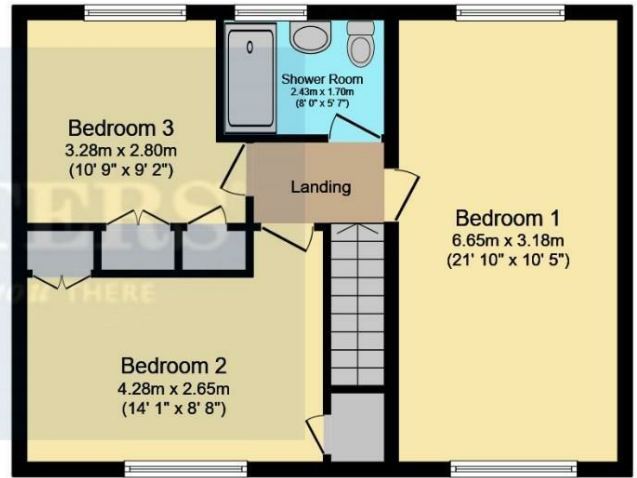
EXTERIOR

This lovely home enjoys exceptional kerb appeal, with established hedges, a sizeable driveway providing plenty of off road parking. To the rear of the property is a fully enclosed, sun drenched, extensive, well landscaped garden .The garden is mainly laid to lawn with resin patio area perfect for entertaining in the summer months, well stocked flower beds adding splashes of colour throughout the year, floodlight lighting, electrics , shed and an outside tap.

Floorplan



Ground Floor



First Floor

Total floor area 124.4 sq.m. (1,339 sq.ft.) approx

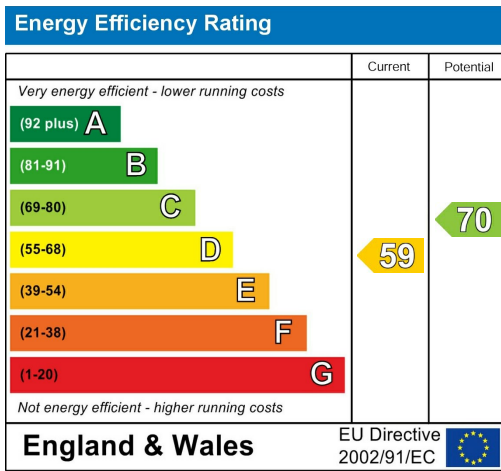
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







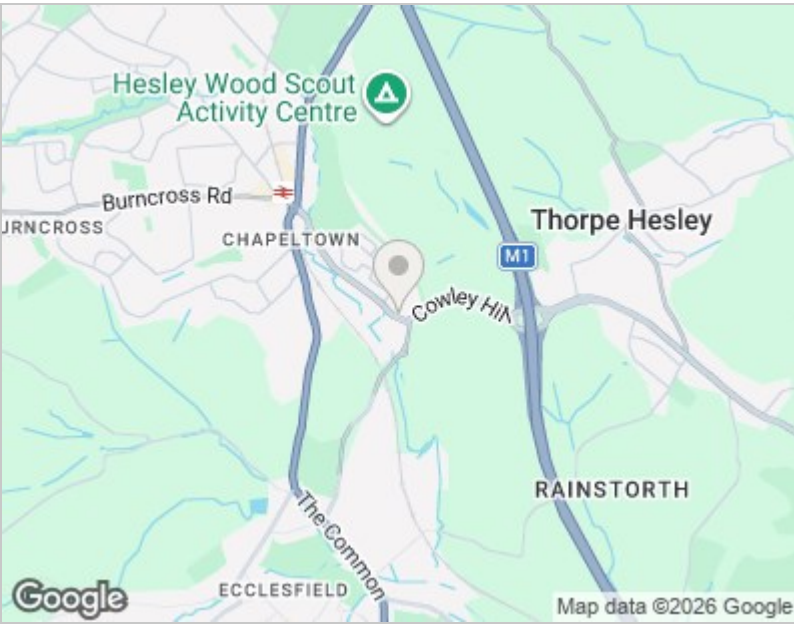
Energy Efficiency Graph



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.

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