



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Arncliffe Drive, Chapeltown, Sheffield, S35 2BS

Offers Over £425,000

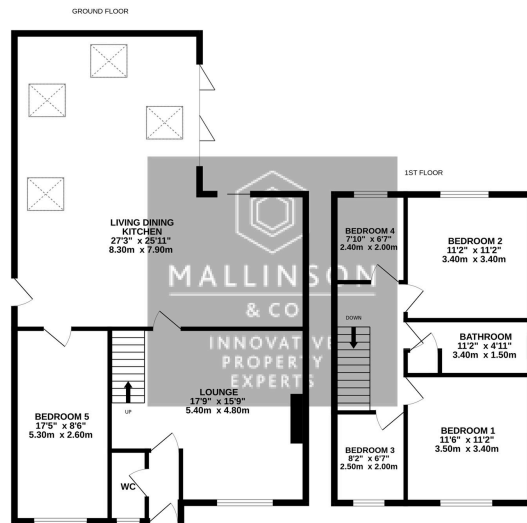
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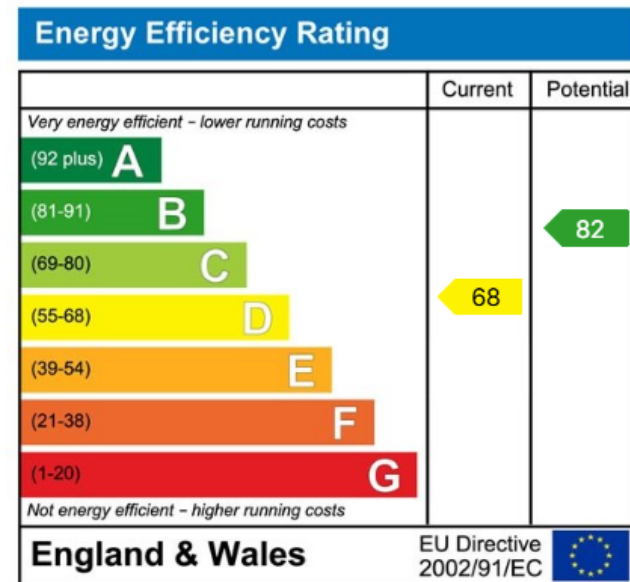
- DETACHED FAMILY HOME
- FOUR-BEDROOM
- POTENTIAL TO CREATE A FIFTH BEDROOM
- OPEN-PLAN KITCHEN/ DINING/LIVING SPACE
- FLEXIBLE GROUND-FLOOR BEDROOM
- CONTEMPORARY FAMILY BATHROOM
- GENEROUS LANDSCAPED REAR GARDEN
- PRIVATE DRIVEWAY & LAWNED FRONT GARDEN
- HEART OF CHAPELTOWN LOCATION
- CLOSE TO SCHOOLS, LOCAL AMENITIES & THE M1 MOTORWAY



CONTEMPORARY FAMILY LIVING AT ITS FINEST! IDEALLY POSITIONED IN THE HEART OF CHAPELTOWN, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME, WITH POTENTIAL TO CREATE A FIFTH BEDROOM, OFFERS SPACIOUS AND VERSATILE ACCOMMODATION WITH AN IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING SPACE AT ITS HEART. THIS PROPERTY COMBINES MODERN FAMILY LIVING WITH EXCELLENT OUTDOOR SPACE, INCLUDING A PRIVATE DRIVEWAY, LAWNED FRONT GARDEN AND GENEROUS REAR GARDEN WITH ARTIFICIAL LAWN AND PATIO AREAS. WITH LOCAL SCHOOLS, AMENITIES AND THE M1 MOTORWAY NETWORK ALL WITHIN EASY REACH. THIS IS A SUPERB FAMILY HOME THAT NEEDS TO BE VIEWED TO BE FULLY APPRECIATED.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These are for guidance only and should be used as a guide only for any prospective purchaser. The services, systems and equipment shown here are not to be taken as a guarantee as to their quantity or efficiency can be given.
 Made with Metaphor 12/20



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