Saxton Mee

Ironstone Crescent Chapeltown Sheffield S35 3XW
Guide Price £250,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £250,000-£260,000 ** WEST FACING REAR GARDEN ** Situated on this popular residential development, this well-presented three-bedroom semi-detached home offers attractive, modern accommodation and benefits from a driveway providing off-road parking for two vehicles.
The current owner is in the process of acquiring the freehold, with the intention that the property will be sold with the freehold on completion, subject to the freehold acquisition completing.

The property has been thoughtfully improved by the current owner, with notable upgrades including new windows and external doors, new soffits, oak internal doors, fitted blinds throughout and a landscaped rear garden. The boiler was replaced approximately two/three years ago.

The accommodation begins with a composite entrance door opening into the entrance lobby, with access to a ground-floor WC. The well-proportioned lounge provides a comfortable and stylish living space, featuring attractive flooring, a modern fireplace with electric fire and bespoke window shutters.

The open-plan kitchen/diner fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob and extractor hood, while there is also plumbing and housing for a washing machine and space for a fridge/freezer. A useful understairs storage cupboard provides additional practicality, while uPVC French doors open directly onto the landscaped rear garden.

To the first floor are three bedrooms and the family bathroom. The principal double bedroom is positioned to the front of the property, while the second double bedroom enjoys an outlook over the rear garden. Bedroom three also benefits from a storage cupboard over the stairs.

The family bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin, complemented by a chrome heated towel radiator.

The loft, which is partly boarded.

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR RESIDENTIAL DEVELOPMENT
- DRIVEWAY PARKING FOR TWO CARS
- SPACIOUS OPEN-PLAN KITCHEN/DINER
- WELL-PROPORTIONED LOUNGE
- CONVENIENT GROUND-FLOOR WC
- TWO DOUBLE BEDROOMS
- MODERN FULLY TILED BATHROOM

OUTSIDE
A mature hedgerow provides an attractive and established boundary to the front of the property, enclosing a neatly maintained lawned garden. A driveway extends along the side of the property, providing off-road parking for two vehicles.

Gated access leads through to the fully enclosed, west-facing rear garden, which has been thoughtfully landscaped to create an appealing outdoor space. The garden features a patio, ideal for outdoor dining and entertaining, together with a well-maintained lawn.

LOCATION
Chapeltown is a popular and well-connected suburb of Sheffield, offering a wide range of local amenities including shops, supermarkets, schools, leisure facilities and places to eat and drink. Excellent transport connections are also close at hand, with Chapeltown railway station providing convenient links to Sheffield and surrounding areas, while the nearby M1 makes the location particularly suitable for commuters.

MATERIAL INFORMATION
The current owner is in the process of acquiring the freehold, with the intention that the property will be sold with the freehold on completion, subject to the freehold acquisition completing.
The property is currently Council Tax Band C.

VALUER
Greg Ashmore MNAEA

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Total area: approx. 67.7 sq. metres (729.2 sq. feet)

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

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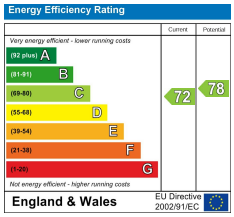

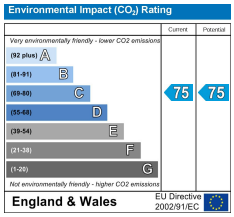

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