

HUNTERS[®]

HERE TO GET *you* THERE



16 Cowley Lane

Chapelton, Sheffield, S35 1SY

Guide Price £150,000



- 2 BED GROUND FLOOR APARTMENT
- STUNNING DECOR
- SECURE CAR PARK
- WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND A

- OVER 60S COMPLEX
- MODERN KITCHEN AND BATHROOM
- COMMUNAL GARDEN & CONSERVATORIES
- IN THE HUB OF CHAPELTOWN

Tel: 0114 257 8999

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GUIDE PRICE £150,000 - £160,000 , Nestled in the charming development on Cowley Lane, Chapelton, Sheffield, this immaculate 2 bed ground floor apartment is an ideal residence for those over 60 seeking comfort and convenience.

This property is ideally located within walking distance to a variety of shops, making daily errands a breeze. Excellent transport links are also at your doorstep, with the train station and bus routes nearby, and the M1 motorway just minutes away, providing easy access to the wider region.

The property offers two well-proportioned bedrooms and a large living area. The modern breakfast kitchen is a delightful space, equipped with contemporary fittings that make cooking a pleasure. The stunning shower room adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish.

Residents will appreciate the well-maintained communal gardens that surround the development, providing a serene environment to enjoy the outdoors. Additionally, communal conservatories are available for residents, offering a lovely space to socialise or unwind. The secure car park ensures peace of mind with allocated parking for one vehicle.

This apartment presents a wonderful opportunity for those looking to enjoy a vibrant community while benefiting from modern living in a tranquil setting. Don't miss the chance to make this delightful property your new home.

Entrance Hall

A roomy hallway hosting two large storage cupboards/cloakroom space which offers that extra storage space we all crave, also comprising neutral décor, intercom, wall mounted radiator and doors leading to all rooms.

Living room

14'9" x 13'1" (4.50m x 3.99m)

A light and airy, elegant living room drenched in natural light through a large uPVC bay window, also comprising neutral décor, aerial point, telephone point, two wall mounted radiators and large archway opening into the breakfast kitchen.

Kitchen / Diner

13'1" x 7'00" (3.99m x 2.13m)

A spacious breakfast kitchen, offering an array of modern light wood wall and base units providing plenty of storage space, white granite work surfaces, integrated electric hob with extractor hood over, integrated electric oven, space for fridge/freezer, under counter space and plumbing for a washing machine, built in sink and drainer with chrome mixer tap, wall mounted combi boiler, uPVC window and space for a table and chairs.

Bedroom 1

11'6" x 8'2" (3.51m x 2.49m)

A beautifully presented double bedroom, hosting fresh white décor, wall mounted radiator and front facing uPVC window.

Bedroom 2

11'6" x 6'11" (3.51m x 2.11m)

A good sized single bedroom, currently used as a hobby room comprising neutral décor, wall mounted radiator and front facing uPVC window.

Bathroom

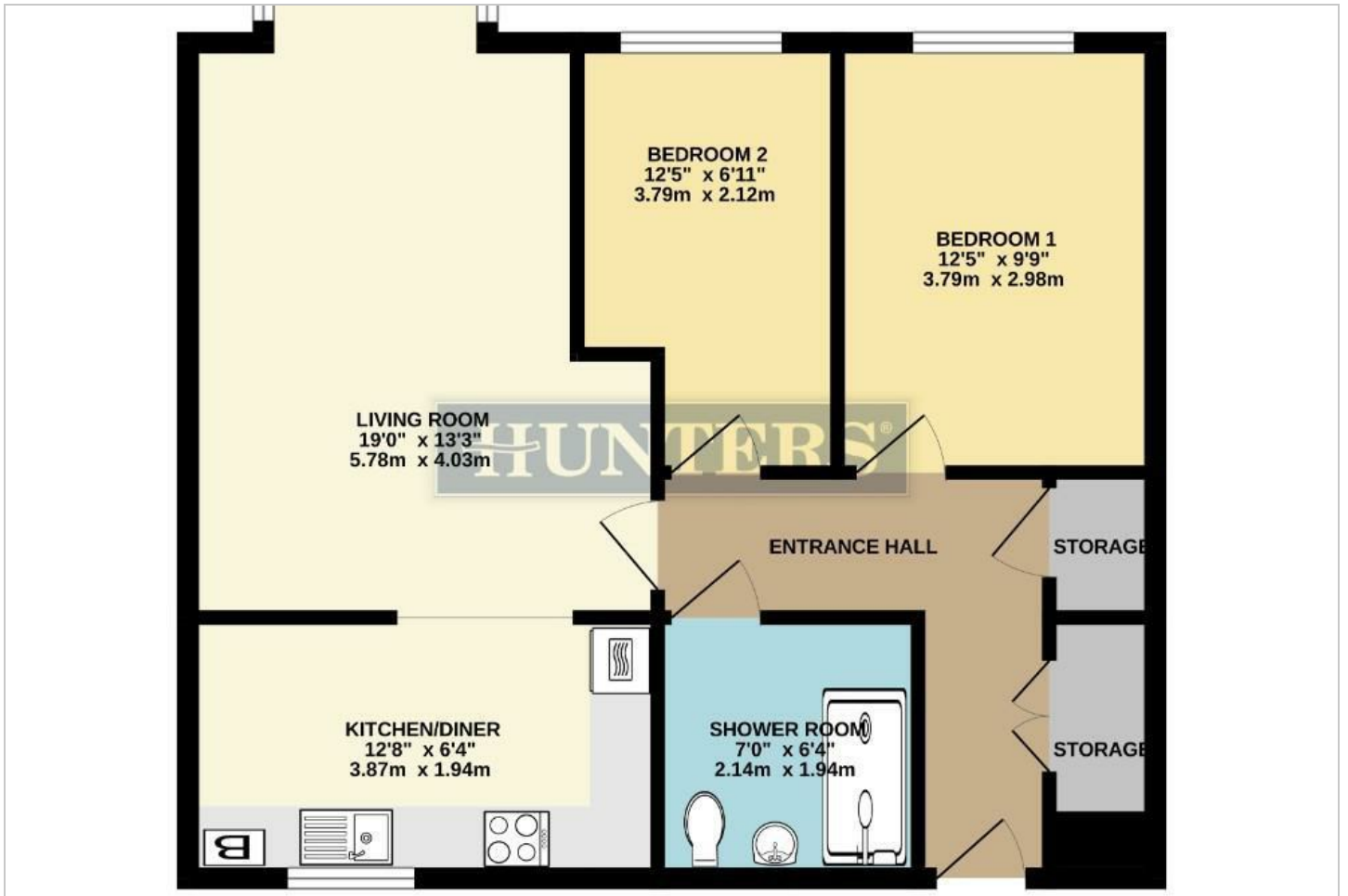
7'2" x 7'00" (2.18m x 2.13m)

A generously sized contemporary shower room, tiled in on trend grey tones, comprising double shower cubicle, white wall mounted vanity unit with inset sink, low flush WC, wall mounted radiator and extractor fan.

Exterior

The complex offers plenty of off road parking spaces in a large car park with security barrier. The building is surrounded by well kept communal gardens, with washing lines, seating areas and two communal conservatories available to all residents.

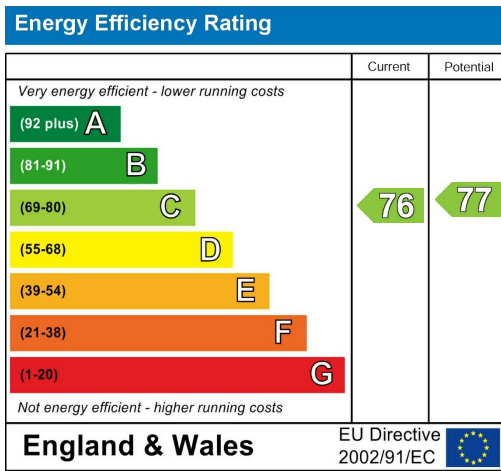
Floorplan







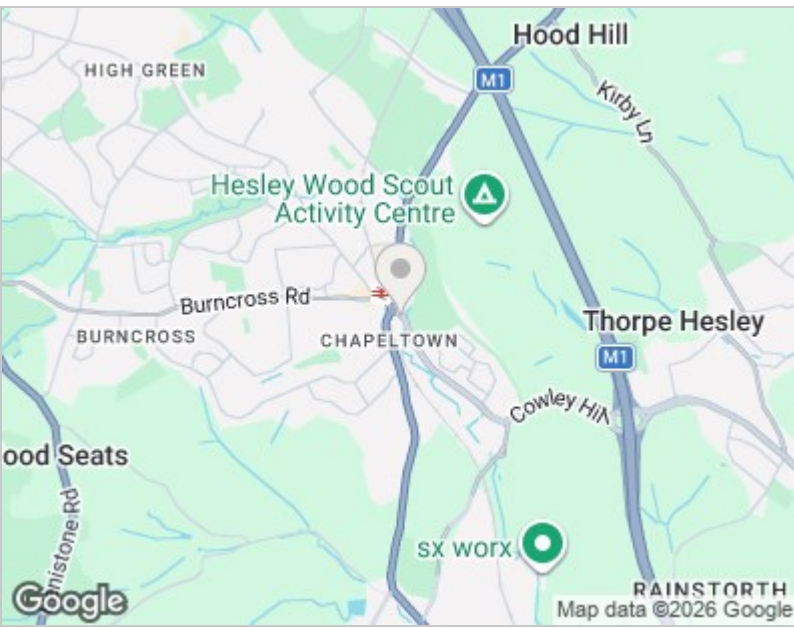
Energy Efficiency Graph



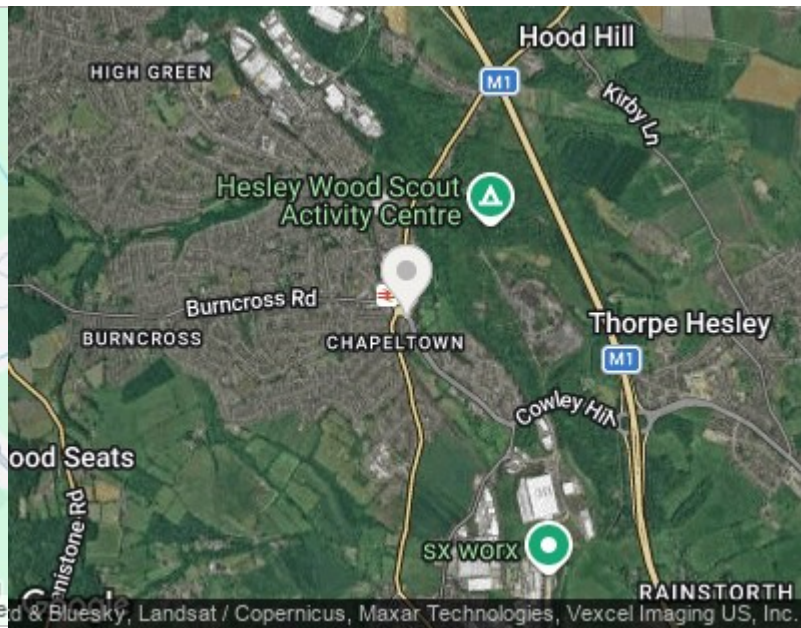
Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

