

Saxton Mee



Bevan Way Chapeltown Sheffield S35 1RN
Offers In The Region Of £210,000



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**** FREEHOLD ** OFF ROAD PARKING **** This beautifully presented three bedroom semi-detached family home is located just a stones throw from Windhill Primary School which is rated as Good by OFSTED. The property has been lovingly cared for and maintained by the current owners over the last 40 years, and benefits from off road parking, low maintenance gardens, and a spacious kitchen diner.

Tastefully decorated throughout, the living accommodation briefly comprises enter via a front door into the spacious entrance hall which has wood flooring and access to the lounge and the kitchen/diner. The wood flooring continues into the lounge and has a feature fireplace with a gas fire, and a kitchen diner to the rear aspect which has a range of white fitted cupboards with contrasting worktops and integrated appliances to include a fridge, freezer, electric oven, and a gas hob. There is a side porch with access to store rooms.

From the entrance hall, a staircase rises to the first floor which features two double bedrooms each having fitted wardrobes/cupboards, a single bedroom that has a cupboard which houses the gas central heating boiler, and a well appointed shower room with WC and wash basin with vanity unit.

- FREEHOLD PROPERTY
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- WELL APPOINTED SHOWER ROOM
- ENCLOSED GARDENS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- USEFUL STORAGE SPACE
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the front is a south west facing garden which features a lawn, planted heads and privet hedge. There is also a gated block paved driveway for two cars. At the rear is an enclosed low maintenance garden which has a paved patio, a decked terrace, and planted beds.

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 good schools. Public transport links are a particular strength of this location with Chapelton railway station providing services to Sheffield in around 10–15 minutes, and to Leeds in approximately 40–45 minutes. 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 A.

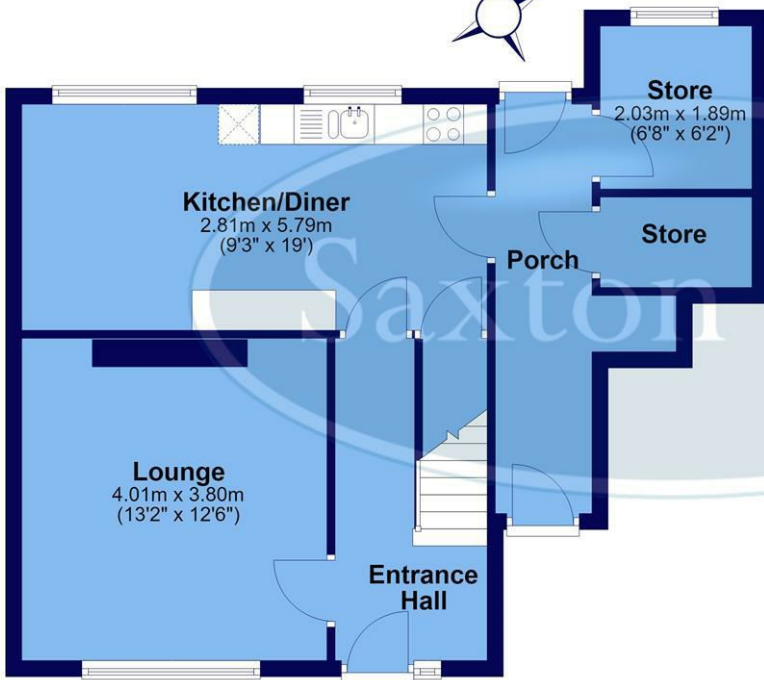
VALUER

Chris Spooner ANAEA

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.

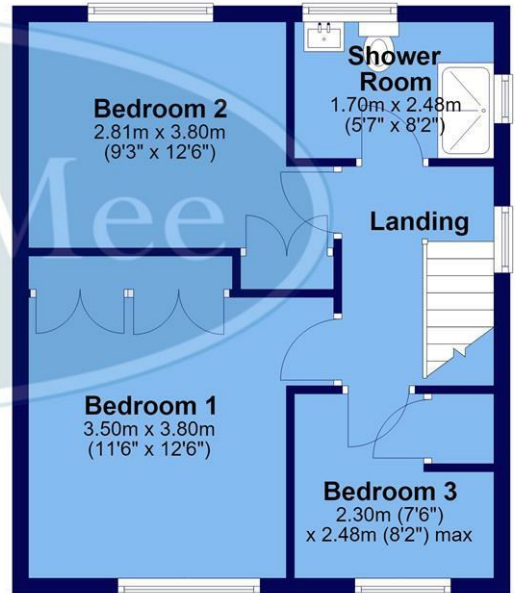
Ground Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		66	78

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			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		64	75