

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cowley View Road

Chapelton, Sheffield, S35 1SZ

Guide Price £245,000



- 3 BED SEMI DETACHED
- SCOPE TO RECONFIGURE
- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- READY TO PUT YOUR OWN STAMP ON IT
- BUYERS FEES APPLY
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

Tel: 0114 257 8999

# Cowley View Road

Chapelton, Sheffield, S35 1SZ

Guide Price £245,000



**MODERN METHOD OF AUCTION!** Nestled at the top of a tranquil cul-de-sac on Cowley View Road in the desirable S35 area of Chapelton, this charming three-bedroom semi-detached house presents an exceptional opportunity for those looking to create their ideal home. The property is offered with significant potential for modernisation and reconfiguration, allowing buyers to truly personalise their living space.

Upon entering, you are greeted by a welcoming porch and a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a comfortable living room, perfect for relaxation, and a dining room that invites family gatherings and entertaining. The kitchen, alongside a convenient utility room, provides ample space for culinary creativity. Additionally, the property boasts a garage, enhancing its practicality.

The first floor comprises three well-proportioned bedrooms, ideal for families or those needing extra space for guests or a home office. A family bathroom completes this level, ensuring all essential amenities are readily available.

Outside, the property benefits from a generous driveway, providing off-road parking, and a large, sunny rear garden that offers a delightful outdoor space for children to play or for hosting summer barbecues.

Situated in a popular and well-regarded area, this home is conveniently located near excellent local schools, a variety of amenities, and reliable transport links, making it an ideal choice for families and commuters alike. Early viewing is highly recommended to fully appreciate the potential this property has to offer. Don't miss the chance to make this house your home.

## PORCH

A charming wooden porch with glazed door, providing a welcoming entrance to the property.

## ENTRANCE HALLWAY

A welcoming entrance hallway with doors leading to all ground floor rooms, understairs storage, pantry, one radiator and stairs rising to the first floor.

## LIVING ROOM

11'7 x 11'1 (3.53m x 3.38m)

A bright living room flooded with natural light from a uPVC bay window, featuring a gas fireplace, TV aerial point and one radiator.

## DINING ROOM

11'2 x 10'6 (3.40m x 3.20m)

A characterful dining room featuring a wooden bay window overlooking the garden, electric fire with wood fire surround and built-in cupboards with shelving. Further comprising one radiator.

## KITCHEN

9'0 x 6'11 (2.74m x 2.11m)

A kitchen fitted with a range of wall and base units with contrasting worktops. Comprising space for a fridge and freestanding oven, one radiator, a wooden bay window and frosted uPVC door leading onto the garden.

## UTILITY/STORE ROOM

A useful utility and store room with plumbing for a washing machine, wall-mounted boiler, electrics, lighting and a frosted uPVC door.

## MASTER BEDROOM

11'6 x 10'6 (3.51m x 3.20m)

A generously sized master bedroom benefiting from a large uPVC bay window and one radiator.

## BEDROOM 2

10'6 x 9'3 (3.20m x 2.82m)

A further double bedroom with built-in wardrobes and cupboard, one radiator and a rear-facing uPVC window.

## BEDROOM 3

7'1 x 6'9 (2.16m x 2.06m)

A versatile single room with one radiator and uPVC window — ideal as a nursery or home office.

## BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

Comprising a green bath with electric shower over, green pedestal sink, white WC, one radiator, extractor fan and frosted uPVC window.

## GARAGE

18'10 x 9'7 (5.74m x 2.92m)

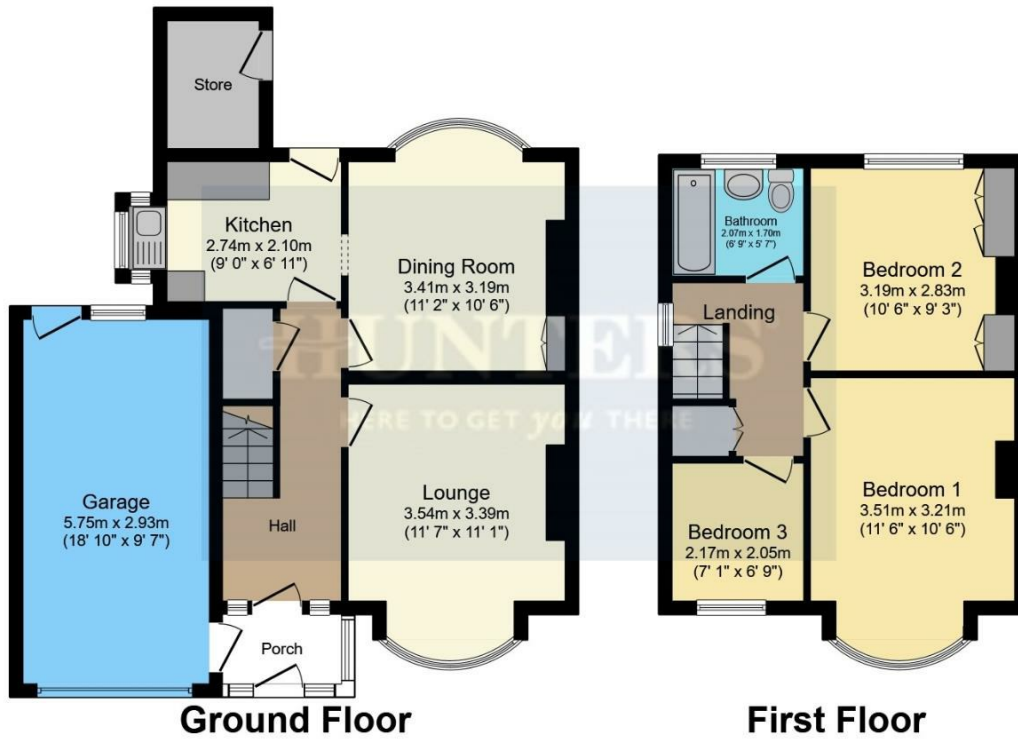
A useful garage with up and over door, wooden window, door onto the garden and lighting.

## EXTERIOR

To the front, the property benefits from a generous driveway with space for two vehicles, established edges and a front lawn.

To the rear is a generous fully enclosed garden, mainly laid to lawn and benefiting from plenty of sunshine throughout the day. Further comprising a shed and outside tap.

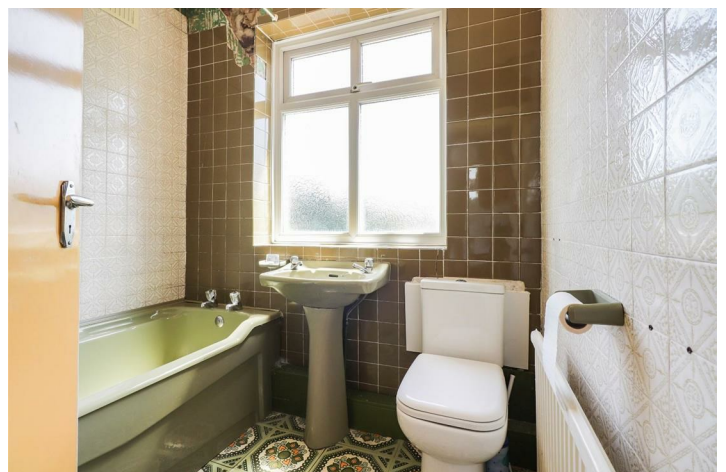
# Floorplan



Total floor area 101.4 sq.m. (1,092 sq.ft.) approx

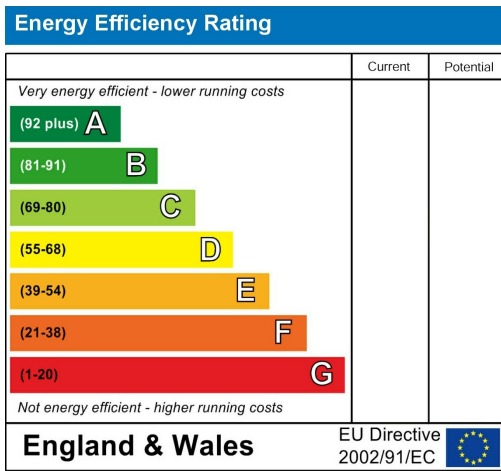
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







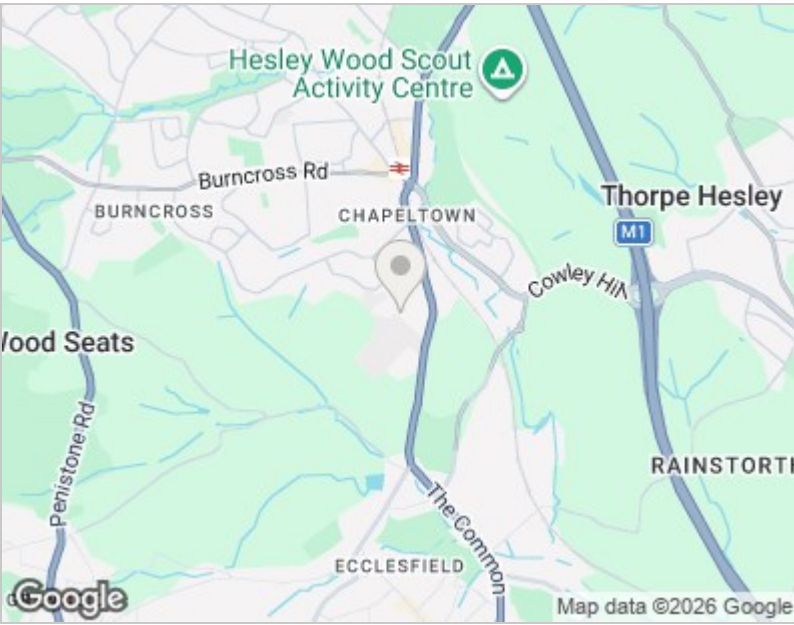
### Energy Efficiency Graph



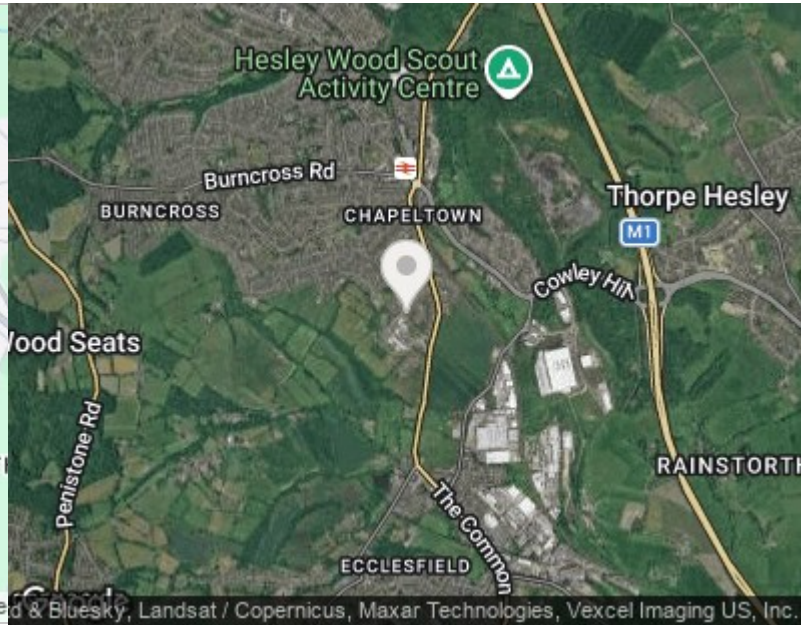
### Viewing

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.

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

