

we are morfittsmith

Sussex Road, Chapeltown, S35 2XW

£142,500

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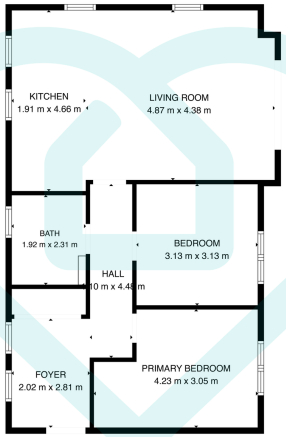




This beautifully presented first floor apartment offers an excellent balance of contemporary open-plan living and well-proportioned private accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike. The heart of the home is the impressive 22ft open-plan lounge, dining and kitchen, creating a bright and sociable living space perfect for both everyday life and entertaining. The modern fitted kitchen provides ample worktop and storage space, with room for a generous dining area alongside a comfortable lounge. Large windows allow natural light to flood the room, enhancing the spacious feel throughout. A central hallway leads to two well-sized double bedrooms, both offering versatile accommodation with space for wardrobes and additional bedroom furniture. The principal bedroom enjoys a peaceful position overlooking the front of the property, while the second bedroom is equally generous, making it ideal as a guest room, home office or nursery. The accommodation is completed by a contemporary family bathroom, fitted with a three-piece suite including a panelled bath with shower over, wash hand basin and WC. Situated approximately eight miles north of Sheffield city centre, Chapeltown is a thriving suburban district that combines a strong sense of community with excellent transport connections and an abundance of local amenities. Popular with families, professionals and commuters alike, the area offers an attractive balance of suburban living and convenient access to both Sheffield and neighbouring Barnsley. Chapeltown boasts a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, public houses and healthcare facilities, ensuring residents have everything they need close to hand. The nearby Fox Valley Shopping Park further enhances the area's retail and leisure offering with a selection of national retailers, eateries and community events throughout the year. For commuters, Chapeltown is particularly well placed, with its own railway station providing regular services to Sheffield, Leeds and Huddersfield. The area also benefits from excellent road links via the M1 motorway (Junction 35A), making travel across South Yorkshire and beyond both quick and convenient. Families are well served by a choice of highly regarded primary and secondary schools, while a number of parks, sports clubs and recreational facilities contribute to the area's welcoming community atmosphere. Nearby Ecclesfield Park, Greno







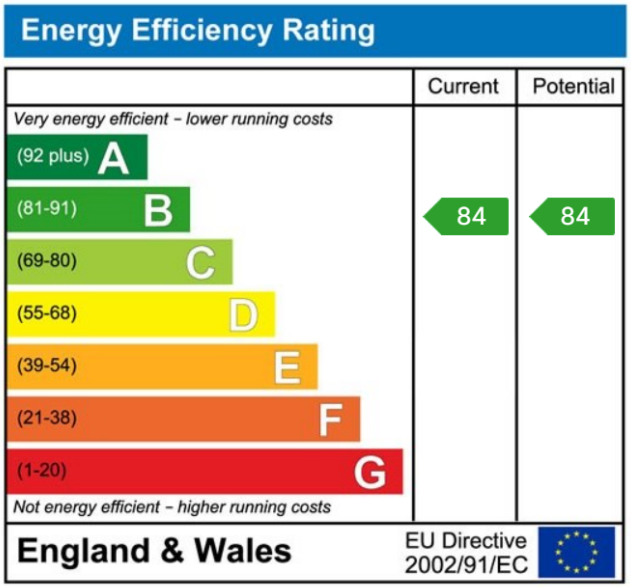
TOTAL: 70 m2
Ground floor: 70 m2
EXCLUDED AREAS: WALLS: 5 m2

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.

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- Spacious first floor apartment.
- Open plan lounge, dining and kitchen.
- Approx. 783 sq.ft. (72.8 sq.m.) of accommodation.
- Excellent transport links including Chapeltown railway station.
- Close to shops, cafés, supermarkets and local amenities.
- Two generous double bedrooms.
- Modern fitted family bathroom/wc
- Bright and well-proportioned living spaces.
- Easy access to the M1 motorway (Junction 35A).
- Nearby parks, countryside and the Peak District National Park.





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