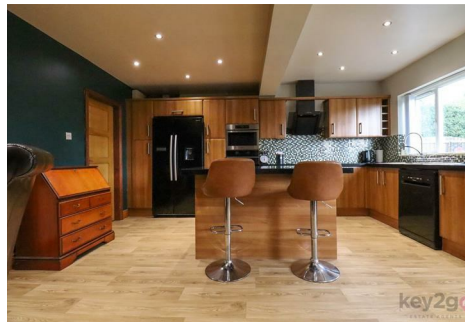


Marketing Preview



17 Chantry Place, Kiveton Park, Sheffield, S26 6LJ

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £200,000 - £210,000**** This unique property boasts stunning décor throughout. It is an extended three-bedroom semi-detached home, tucked away in a quiet cul-de-sac. The property also benefits from a driveway to the rear, providing off-road parking, along with low-maintenance gardens to both the front and rear.

SUMMARY

**** GUIDE PRICE £200,000 - £210,000**** This unique property boasts stunning décor throughout. It is an extended three-bedroom semi-detached home, tucked away in a quiet cul-de-sac. The property also benefits from a driveway to the rear, providing off-road parking, along with low-maintenance gardens to both the front and rear.

A welcoming hallway provides access to the main living areas and benefits from useful under stairs storage. To the front of the property is a cosy lounge featuring a walk-in bay window, creating a bright and inviting space. The large extended open-plan kitchen/diner is fitted with ample modern wall and base units, complemented by a useful central island. The kitchen/diner also provides direct access to the rear garden.

Stairs rise to the first floor, where there are three bedrooms. The first is a good-sized double bedroom situated to the front, featuring a bay window and fitted wardrobes. There is a second decent-sized double bedroom to the rear, along with a good-sized single bedroom, also overlooking the rear. The accommodation is completed by a modern bathroom.

To the front of the property is a private, patterned concrete-paved patio area, providing a low-maintenance outdoor space. To the rear, there is a further patio area with wood chippings and a useful garden shed.

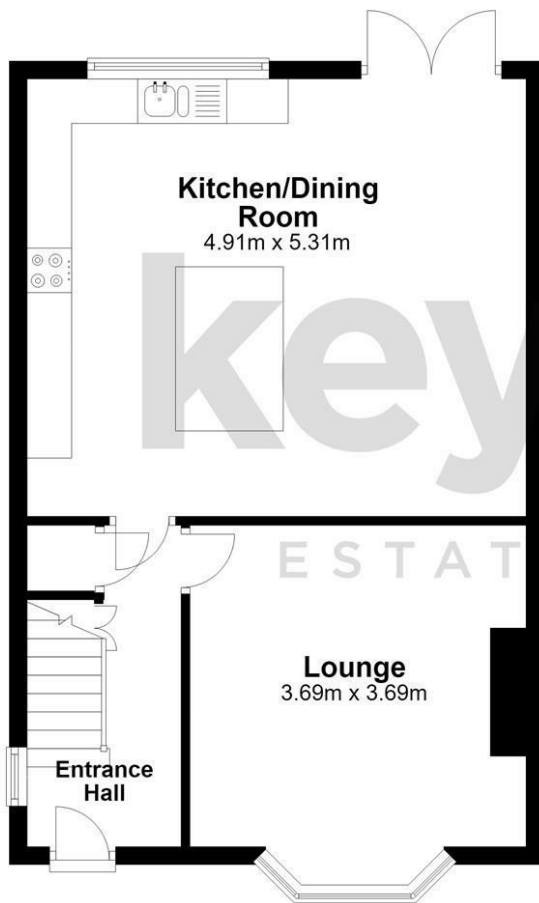
A driveway provides off-road parking and leads from Kiveton Lane.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

