







131 Station Road

Chapelton • Sheffield • S35 2XG

Guide Price £140,000 - £150,000

Beautifully presented throughout and offering stylish, contemporary accommodation, this impressive 2 bedroom mid-terrace home with a versatile occasional attic room is ideally positioned in the heart of Chapelton. Enjoying a convenient location within walking distance of local amenities, reputable schools and the train station, the property also benefits from excellent transport links, with easy access to the M1 and direct routes to Sheffield, Barnsley and Rotherham. Perfectly suited to first-time buyers, young professionals and investors alike, the property offers stylish and well-presented accommodation, blending character features with modern finishes throughout, with the benefit of gas central heating and double glazing. The accommodation opens into a welcoming living room centred around a charming cast-iron multi-fuel stove, creating an attractive focal point and cosy atmosphere. Stylish flooring and tasteful décor enhance the room, while a sliding timber door through to the inner hallway. To the rear, the beautiful kitchen/diner has been thoughtfully designed with a range of sleek white gloss units complemented by solid wood worktops and contemporary subway-tiled splashbacks. Integrated appliances include an oven, gas hob, extractor hood, fridge/freezer and dishwasher, while a built-in seating area creates an ideal space for informal dining. A rear-facing window and composite door provide excellent natural light and direct access to the garden. The ground floor is completed by a contemporary bathroom fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC, finished with stylish tiling and quality fittings. A useful cellar provides valuable additional storage space. To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom enjoys pleasant views over the rear garden and woodland beyond, making it equally suitable as a bedroom, nursery or home office. A staircase rises to the occasional attic room, which is a bright and versatile space illuminated by a Velux roof window. Offering flexibility for a variety of uses, including a home office, hobby room or occasional guest accommodation, this room provides valuable additional living space. Externally, the property enjoys a particularly generous rear garden, fully enclosed and ideal for families, pets and outdoor entertaining. Predominantly laid to lawn, the garden extends to a substantial patio seating area, perfect for relaxing or entertaining whilst enjoying the peaceful woodland backdrop. Ample on-street parking is available to the front. Station Road occupies a central Chapelton location, placing a wide range of shops, cafés, schools and leisure facilities within easy reach. Chapelton railway station is just a short walk away, providing convenient links to Sheffield and beyond, while excellent road connections make this an ideal base for commuters.





- Stylish Mid Terrace House
- 2 Bedrooms & Occasional Attic Room
- Located in Heart of Chapeltown
- Modern Kitchen & Bathroom
- Light & Airy Interior

- Excellent transport Links & Train Station
- Generous Size Rear Garden
- Woodland Backdrop
- Leasehold TBC
- Council Tax Band A, EPC Rating TBC



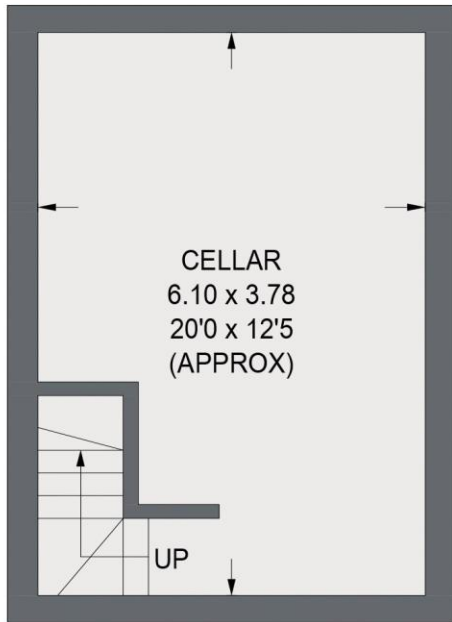


131 STATION ROAD

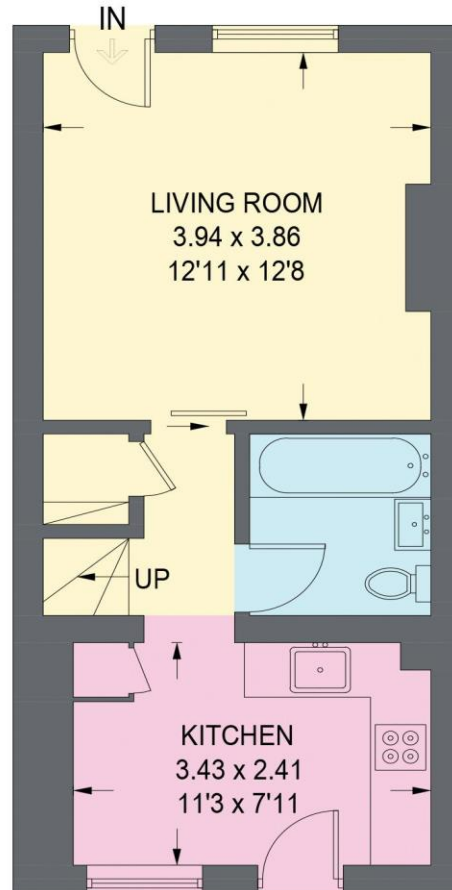
APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736 SQ FT

CELLAR = 23.9 SQ M / 257 SQ FT

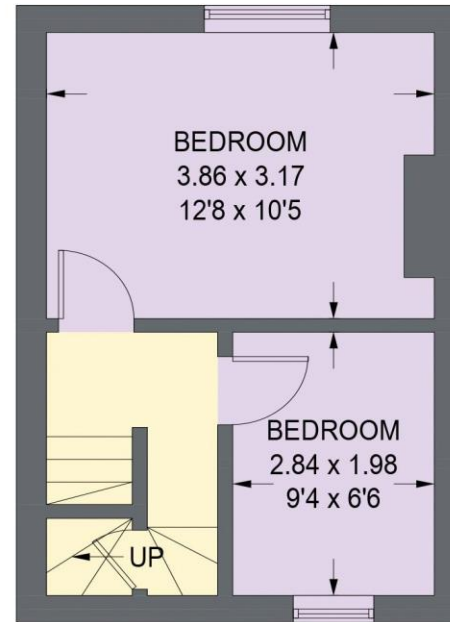
TOTAL = 92.3 SQ M / 993 SQ FT (EXCLUDING EAVES)



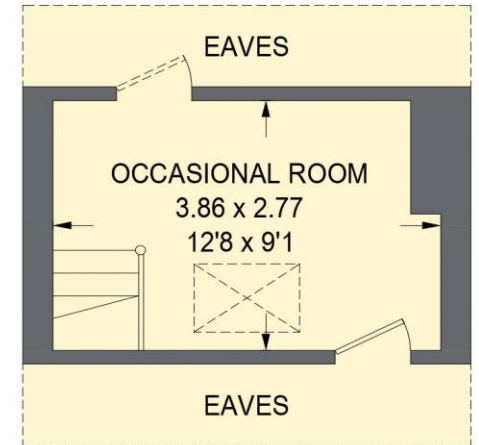
CELLAR
23.9 SQ M / 257 SQ FT



GROUND FLOOR
33.9 SQ M / 365 SQ FT



FIRST FLOOR
23.9 SQ M / 257 SQ FT



SECOND FLOOR
10.6 SQ M / 114 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1306826)



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