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14 Belmont Avenue

Chapeltown • Sheffield • S35 2RG

Guide Price £200,000 - £225,000

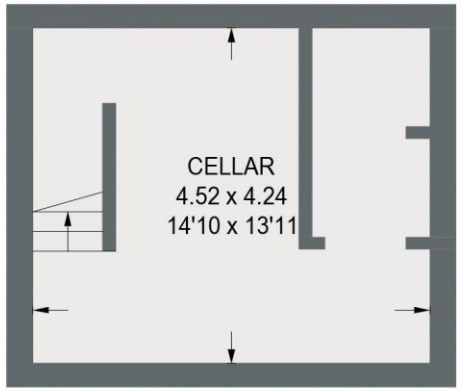
Tucked away along a private road in a peaceful and quiet location, this charming stone-fronted mid-terrace property enjoys a south-facing frontage and an attractive position overlooking Thorncliffe Cricket Ground. Offering spacious and versatile accommodation. It is ideally suited to first-time buyers, couples, young families or people wishing to down-size. The property is conveniently positioned within a four-minute leisurely walk to Chapeltown Railway Station, the town's large supermarket and other amenities, while the motorway network is merely a five-minute drive away. Tastefully presented throughout and offered for sale with no onward chain, the property also benefits from two allocated parking spaces situated at the front and one at the rear. The front door opens into a welcoming hallway with its original plaster cornice, a useful coat / hat rack, central heating radiator, burglar alarm keypad, smoke alarm and access to the principal rooms. To the front is a bright and inviting living room, featuring the original plaster cornice, a fire place with marble hearth, central heating radiator and a front-facing window with lovely views across the cricket ground. The room is presented in cheerful neutral décor with a neutral carpet, creating a comfortable and relaxing homely reception space. To the rear there is the open plan offshot kitchen/ second reception room, offering excellent flexibility as a dining area, family room or additional sitting room. The reception area features a fire place with attractive sandstone hearth, a radiator, rear-facing window and direct access to the kitchen. The open plan kitchen is generously fitted with a modern range of wall and base storage units, extractor hood / fan vented externally, complementary worktops, tiled splashbacks, radiator and ceiling spot and under counter lights, burglar alarm keypad, heat and carbon monoxide alarms. A modern Ideal gas fired combination condensing central heating boiler is fitted in the kitchen. There is space and plumbing for numerous appliances, together with a pleasant rear outlook. A cellar head and steps leading down to the cellar is located off the rear reception room. The cellar offers excellent additional storage and potential for future development, subject to the necessary consents. The cellar comprises two rooms with an attractive stone slab table. In the past the cellar has been used as a workshop and a useful storage area. To the first floor there are two generously proportioned and well presented double bedrooms with neutral décor and carpeting, a voluminous offshot bathroom, a smoke alarm and a handy storage cupboard. The exceedingly spacious front-facing principal bedroom features its original plaster cornice, one radiator and benefits from particularly attractive views across the cricket ground. The rear-facing bedroom has one radiator and a rear facing window overlooking the rear yard. Both bedrooms offer comfortable proportions and plenty of flexibility for bedroom furniture. The spacious double off-shot bathroom is fitted with a three-piece white suite, including a bath with shower over, WC, wash hand basin, one radiator and extractor fan. Generous built-in vanity units provide useful additional storage and complimentary worktops enhance the room. Externally, the property benefits from an attractive south-facing front garden, creating excellent kerb appeal, together with two parking spaces on land belonging to the property. To the rear is one parking space and an enclosed, fenced courtyard which provides a blank canvas for landscaping and outdoor seating, with scope to create a lovely private garden space. Belmont Avenue is conveniently situated in the popular Chapeltown area, providing an excellent balance of local amenities, transport links and green open space. Chapeltown centre and the train station are a leisurely four-minute walk away, offering convenient access to the large supermarket, local shops, cafés, services and other transport connections. For those commuting by road, the M1 motorway is around a five-minute drive away, making the location particularly practical for commuting to places such as Sheffield, Leeds, Wakefield, Barnsley and Rotherham.

TRIANCO
DIRECT KITCHENS

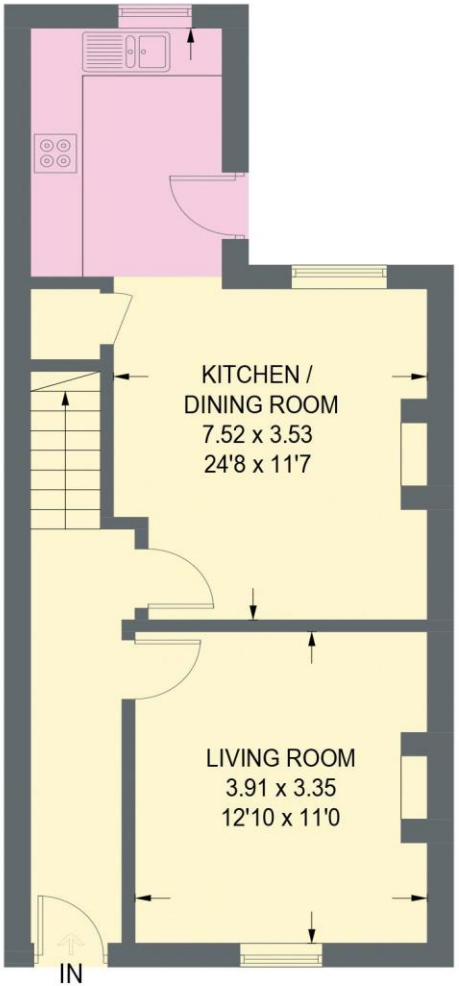
- Charming Stone Fronted Mid Terrace
- 2 Double Bedrooms
- Spacious Modern Bathroom
- 2 Versatile Reception Rooms
- Views Over Cricket Pitch
- Short Walk to Train Station
- No Onward Chain
- Front Garden & Rear Courtyard
-
- Council Tax Band B, EPC Rating C

14 BELMONT AVENUE

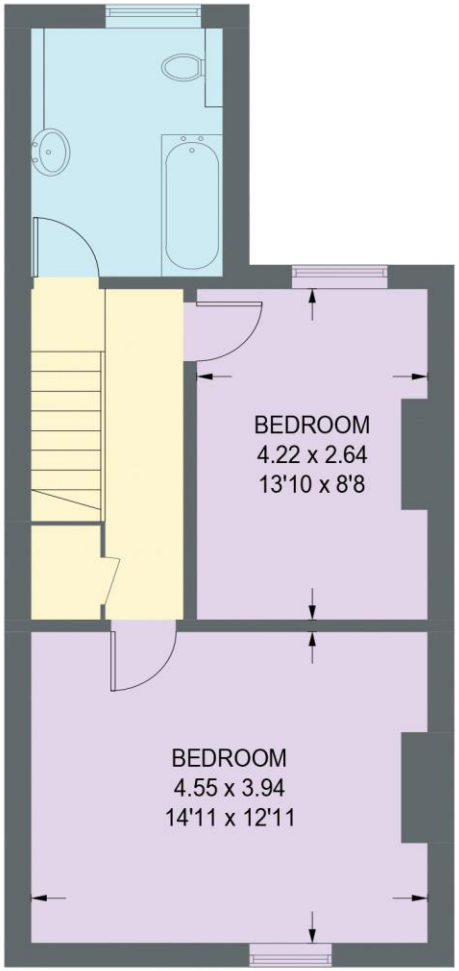
APPROXIMATE GROSS INTERNAL AREA = 90.3 SQ M / 972 SQ FT
CELLAR = 19.3 SQ M / 208 SQ FT
TOTAL = 109.6 SQ M / 1180 SQ FT



CELLAR
19.3 SQ M / 208 SQ FT



GROUND FLOOR
45.3 SQ M / 488 SQ FT



FIRST FLOOR
45.0 SQ M / 484 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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