







2 Walnut Place

Chapeltown • Sheffield • S35 1PR

Offers in Excess of £225,000

A lovely 3-bedroom semi-detached family home in Chapeltown featuring attractive front and rear gardens. Well-presented property offering a porch, conservatory, garage, and driveway. Freehold. uPVC door opens into a tiled porch leading through into an inner hallway creating a great first impression. The dual aspect, attractive lounge is filled with natural light courtesy of rear facing patio doors and bay window to the front, both benefiting from a beautiful garden aspect. The kitchen has a range of shaker style wall and base units, complementary worktops and matching splash backs. Integrated appliances include an oven, 4 ring gas hob and fridge with space and plumbing for additional appliances. Adjoining the kitchen is a bright and airy garden room with French doors leading out onto the attractive rear garden. The first-floor landing provides access to the loft space and hosts a storage cupboard. There are 3 bedrooms, all well presented with the rear facing double housing built in wardrobes and far-reaching views. The bathroom is fitted with a 3-piece white suite, including overhead shower and partially tiled walls. Externally an attractive front garden creates a pleasant aspect and privacy from the road with a hard standing driveway providing off street parking. At the rear is a block paved patio, leading to a beautiful landscaped lawn filled with established colourful planted borders and mature bushes. Walnut Place is ideally placed for local shops and amenities, local schools, recreational facilities and access to the M1 motorway, Meadowhall and the Northern General Hospital.





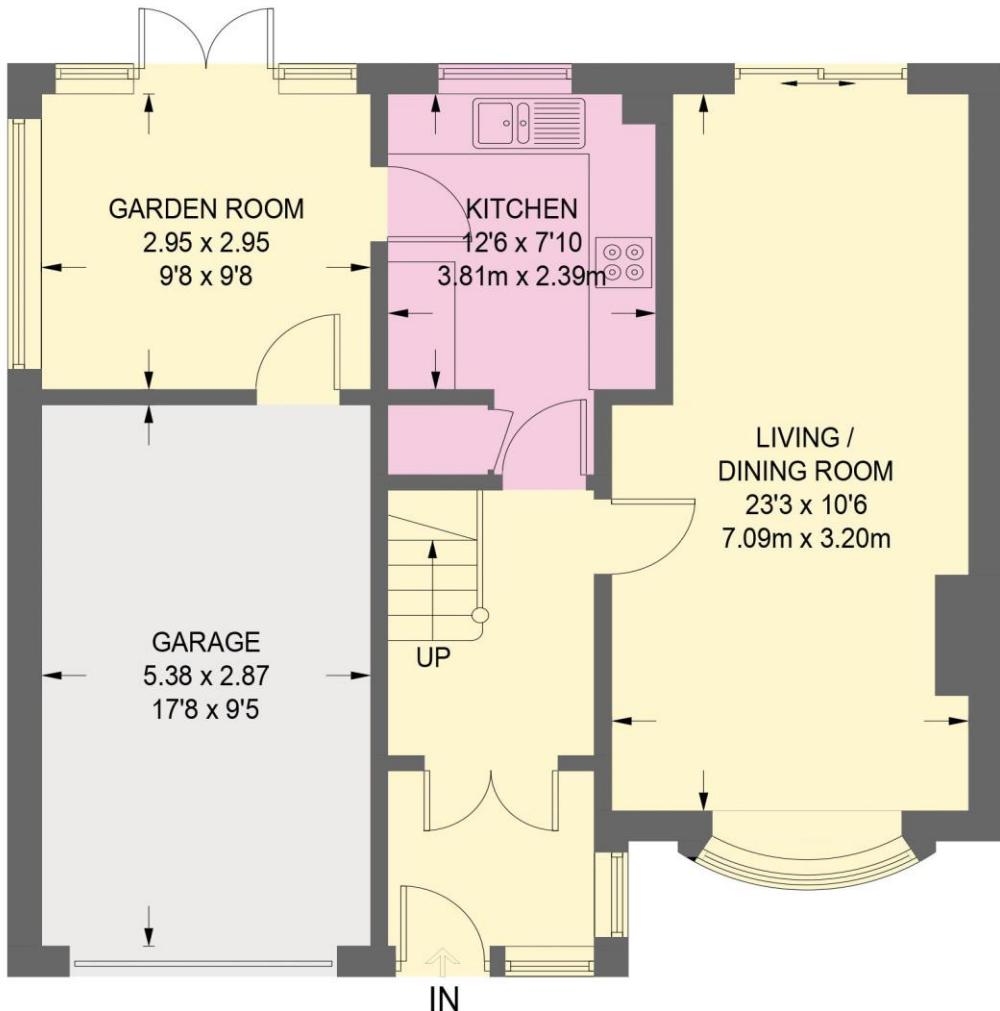
- Lovely Semi Detached Family Home
- Located in Chapeltown
- 3 Well Presented Bedrooms
- Modern Bathroom
- Dual Aspect Lounge with Patio Doors
- Fabulous Garden Room
- Beautiful Landscaped Garden
- Driveway & Garage
- Freehold
- Council Tax Band B



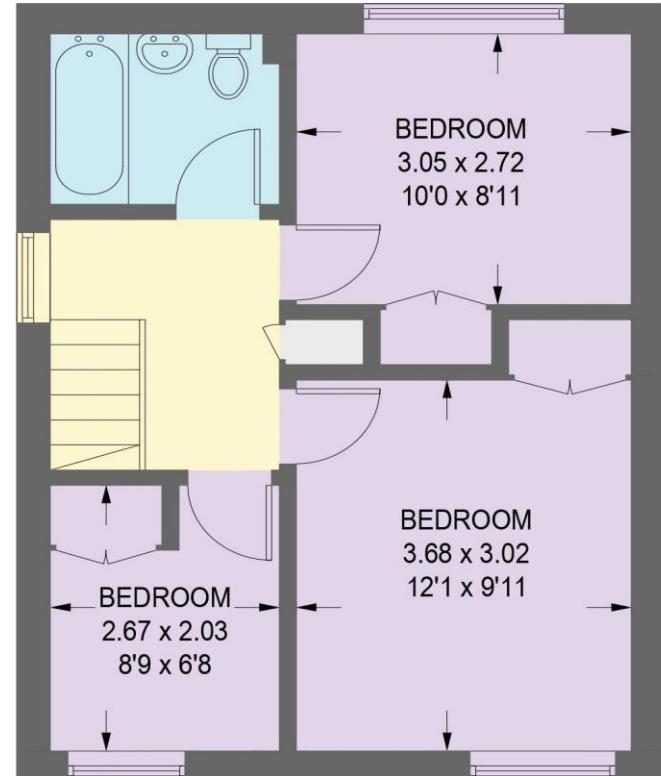


2 WALNUT PLACE

APPROXIMATE GROSS INTERNAL AREA = 103.8 SQ M / 1117 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
66.6 SQ M / 717 SQ FT



FIRST FLOOR = 37.2 SQ M / 400 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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