



Pine Croft

Chapelton, Sheffield, S35 1EB

Guide Price £100,000 - £110,000

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- 2 BED UPPER FLOOR APARTMENT
- IN NEED OF UPGRADING
- GREAT BLANK CANVAS TO PUT YOUR STAMP ON
- GOOD ADDITION TO A RENTAL PORTFOLIO
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- SPACIOUS LAYOUT
- GREAT DOWNSIZER OR FIRST TIME BUY
- ALLOCATED PARKING
- COUNCIL TAX BAND A

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GUIDE PRICE £100,000 - £110,000. NO UPWARD CHAIN! Offering huge potential to the right buyer, this two-bedroom first floor apartment is ideal as a downsizer property, a first-time buy, or a valuable addition to a rental portfolio. Sold with no upward chain, it combines a practical layout with genuine scope to add your own stamp — from the light and airy living room with its pine fireplace and far-reaching views, to the two well-proportioned bedrooms and generously sized bathroom.

The kitchen and bathroom would benefit from updating, and the property would be further enhanced by fresh decor and new flooring throughout, but with some TLC this has all the makings of a fantastic flat. There's also allocated garden space to the front, currently laid to lawn with established trees, giving you the chance to create your own outdoor retreat — neighbouring gardens on the same development show just what's possible.

Practicality is well covered too, with an allocated parking space in the residents' car park plus further space and on-street parking for guests. The location is a real strength, close to an array of local amenities and just minutes from the M1, with good bus routes and direct roads connecting to Sheffield, Barnsley and Rotherham.

With room to renovate, a chain-free sale, and a location that ticks every box, this is a property that rewards early viewing — call us today to arrange yours.

ENTRANCE HALL/LANDING

A glazed uPVC door opens into the entrance hall, offering a handy cloakroom space for coats and shoes. Stairs rise directly to the first floor landing, where a large storage cupboard houses the water tank — a useful practical addition. Doors lead off to all principal rooms.

LIVING ROOM

14'7 x 10'10 (4.45m x 3.30m)

A large, light and airy living space filled with natural light through a large uPVC window, which also enjoys fabulous views beyond. A pine fireplace with electric flame-effect fire creates a great focal point for the room, complemented by laminate flooring and a wall-mounted electric heater. The space also benefits from an aerial point and telephone point, with an opening leading through to the kitchen.

KITCHEN

8'10 x 7'10 (2.69m x 2.39m)

A sizeable galley kitchen in need of renovation, fitted with an array of light wood wall and base units providing plenty of storage space, topped with light green wood-effect worktops. There's an inset electric hob with extractor above and an integrated electric oven, along with an inset white sink and drainer with mixer tap, space for a tall fridge/freezer, further under-counter space, and plumbing for a washing machine. The kitchen is finished with laminate flooring and a uPVC window.

BEDROOM 1

12'8 x 10'10 (3.86m x 3.30m)

A large double bedroom fitted with white wardrobes and a further spacious built-in storage cupboard, offering excellent storage. The room also benefits from a wall-mounted electric radiator and a uPVC front-facing window.

BEDROOM 2

10'4 x 8'8 (3.15m x 2.64m)

A further good-sized bedroom hosting cream fitted wardrobes, with a wall-mounted electric radiator and uPVC window.

BATHROOM

6'9 x 5'11 (2.06m x 1.80m)

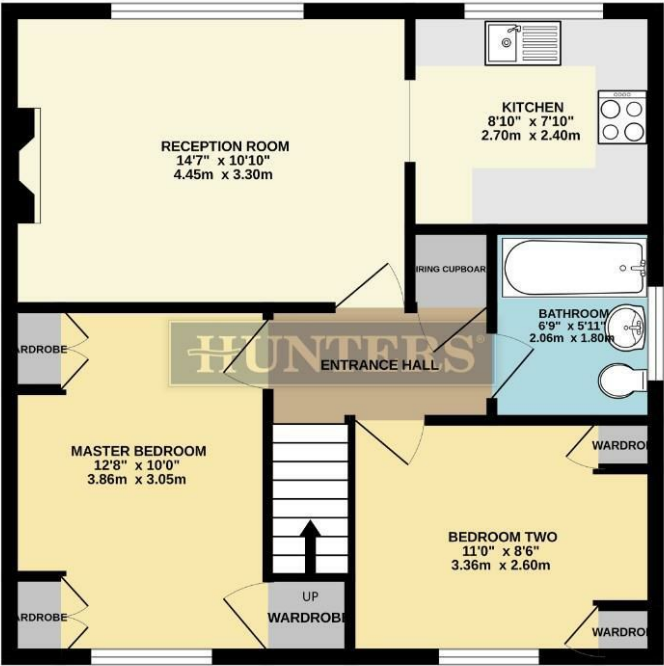
A generously sized, modern bathroom fully tiled in on-trend grey, comprising a bath with electric shower over, white pedestal sink, low flush WC and frosted uPVC window.

EXTERIOR

Parking is well catered for, with an allocated space in the residents' car park plus plenty of further space and on-street parking for visitors. The front garden area belongs to this flat and is currently laid mainly to lawn, with established trees offering welcome shade. Neighbouring gardens show the real potential of the space, so there's plenty of scope to create your own designated outdoor retreat if desired.

Floorplan

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

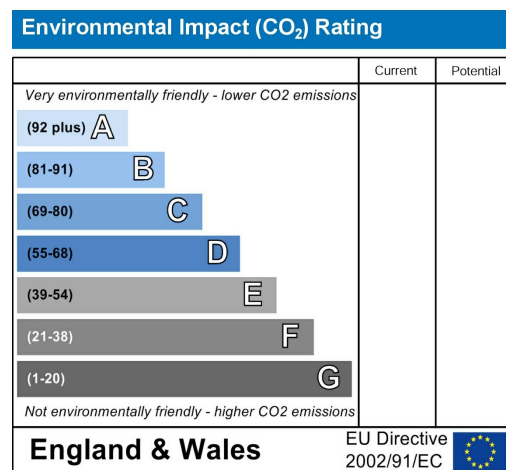
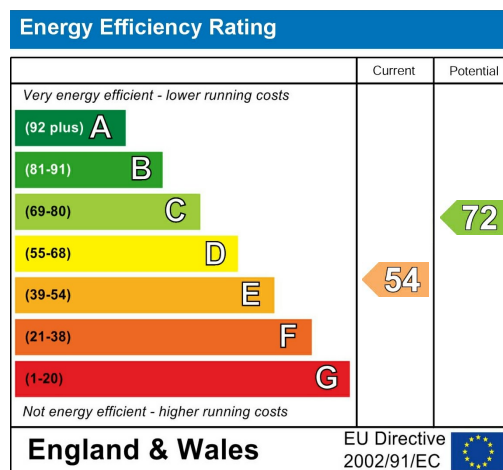


TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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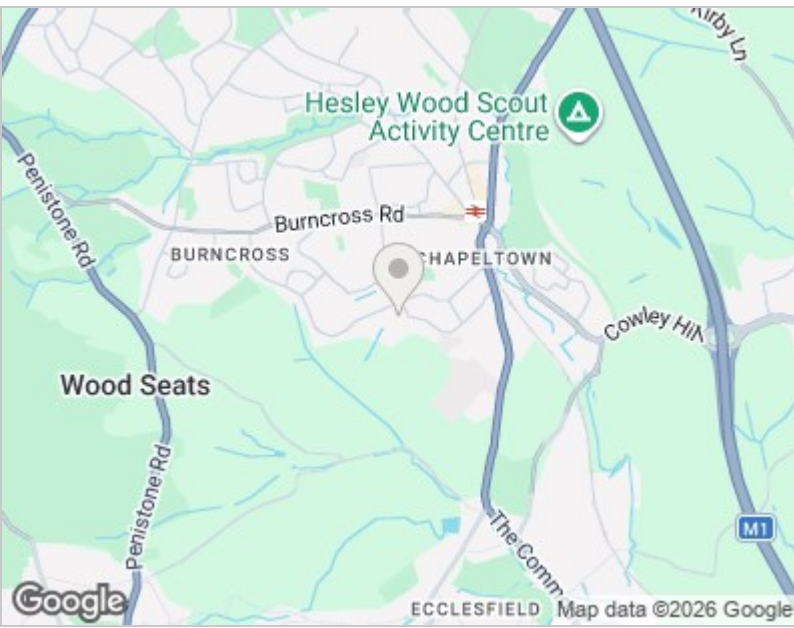
Energy Efficiency Graph



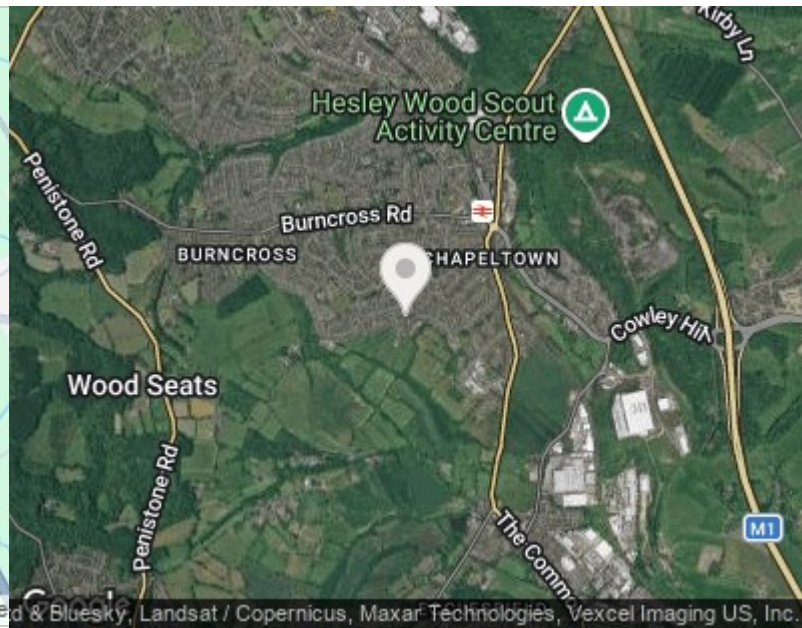
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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