



Nether Ley Gardens

Chapeltown, Sheffield, S35 1AH

Guide Price £220,000 - £230,000



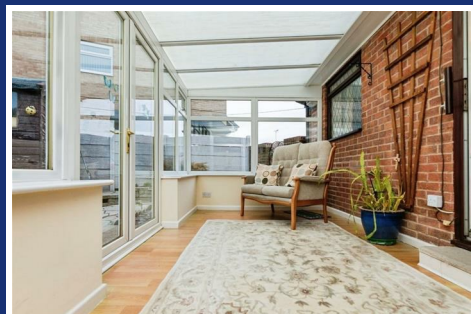
- 2 BED SEMI DETACHED BUNGALOW
- READY TO PUT YOUR OWN STAMP ON
- CUL DE SAC LOCATION
- CONSERVATORY
- WALKING DISTANCE TO AMENITIES

- NO UPWARD CHAIN
- SPACIOUS DIMENSIONS THROUGHOUT
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING
- COUNCIL TAX B

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GUIDE PRICE £220,000 - £230,000 NO UPWARD CHAIN! Nestled in a tranquil cul-de-sac at Nether Ley Gardens in Chapelton, Sheffield, this charming two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. Offered with no upward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming porch that leads into a spacious living room, adorned with a delightful bay window and a cosy gas coal effect fire, perfect for those chilly evenings. The galley-style kitchen is functional and well-equipped, making meal preparation a breeze. The main bedroom boasts direct access to a lovely conservatory, providing a serene space to relax and enjoy the views of the garden.

The bungalow comprises two well-proportioned bedrooms, including a comfortable double and a single, alongside a modern shower room. Outside, the property features a driveway with wrought iron gates, offering ample parking for two vehicles. The front garden is beautifully established with a rockery and various plants, while the rear garden is fully enclosed and low maintenance, primarily paved with charming rockery flower beds, making it an ideal space for outdoor entertaining or simply unwinding in the sun.

Conveniently located within walking distance of local amenities, this bungalow is suitable for a variety of buyers, whether you are a first-time homeowner, downsizing, or seeking a peaceful retreat. An early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

PORCH

Entered via a UPVC door, the porch has UPVC windows and lighting, making a practical and welcoming first impression.

HALLWAY

Through a glazed door leads into a roomy entrance, a great cloak room space, offering two built in storage cupboard, wall mounted radiator and doors leading to all rooms.

KITCHEN

9'10 x 6'7 (3.00m x 2.01m)

A galley style kitchen offering an array of cream wall and base units, with contrasting wood effect work surfaces. A stainless steel sink sits within the worktop, alongside a free standing gas cooker with hob. There is under counter space and plumbing for a washing machine, with further space for a fridge freezer. A wall mounted combi boiler, a front facing UPVC window and laminate flooring complete the room.

LIVING ROOM

16'5 x 10'6 (5.00m x 3.20m)

A spacious living room with room to incorporate both living and dining areas if desired. A traditional fire surround with gas coal effect fire provides a great focal point. Further features include an aerial point, telephone point, wall mounted radiators, a UPVC bay window, and a ceiling light and fan.

MASTER BEDROOM

12'6 x 8'8 (3.81m x 2.64m)

A double bedroom with mirrored sliding wardrobes and a wall mounted radiator. UPVC sliding doors open directly into the conservatory.

BEDROOM 2

8'6 x 7'3 (2.59m x 2.21m)

A single bedroom with built-in over bed wardrobes and cupboards, a radiator and a wooden window overlooking the rear.

BATHROOM

5'11 x 5'7 (1.80m x 1.70m)

Partially tiled in fresh white, this shower room has

a shower cubicle with electric shower, a pedestal sink and a low flush WC. A radiator, frosted UPVC window and tiled flooring complete the room.

CONSERVATORY

14'9x 8'2 (4.50mx 2.49m)

A great addition to this property, adding additional living space but also allowing you to enjoy the garden all year round, comprising electrics and uPVC patio door leading directly out onto the patio.

EXTERIOR

Located in a quiet cul-de-sac, the property has a driveway with wrought iron gates providing space for two cars. The front has an established rockery, plants and borders. To the rear is a fully enclosed, low maintenance garden, mainly paved, with rockery flower beds.

Floorplan



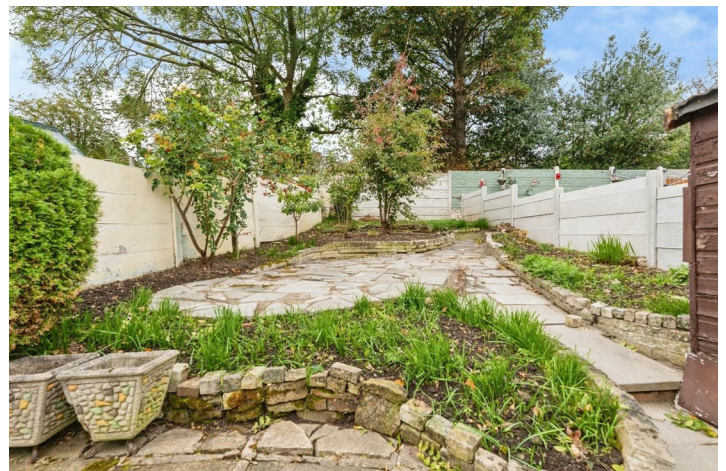
Floor Plan

Total floor area: 63.8 sq.m. (687 sq.ft.)

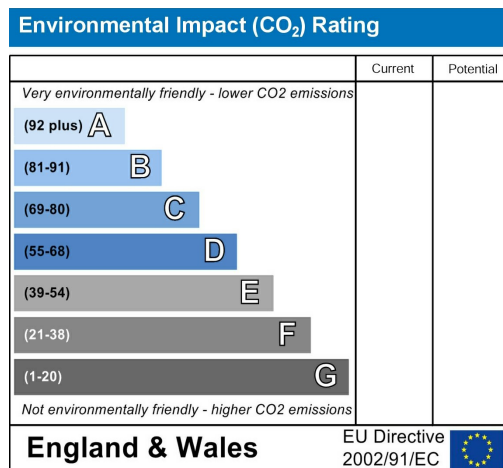
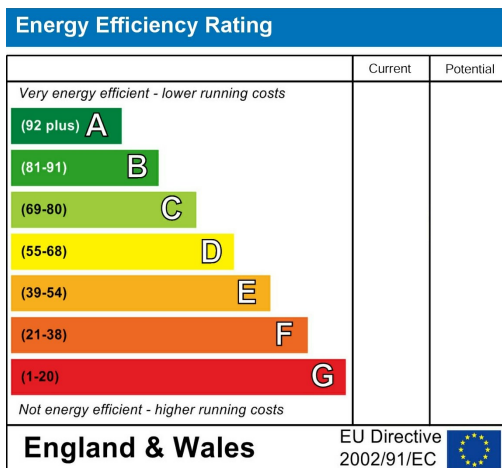
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS





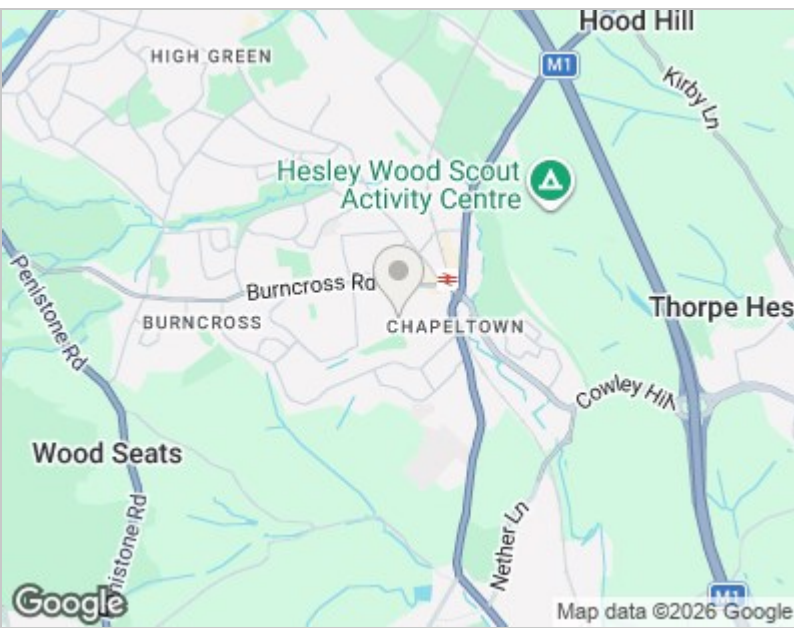
Energy Efficiency Graph



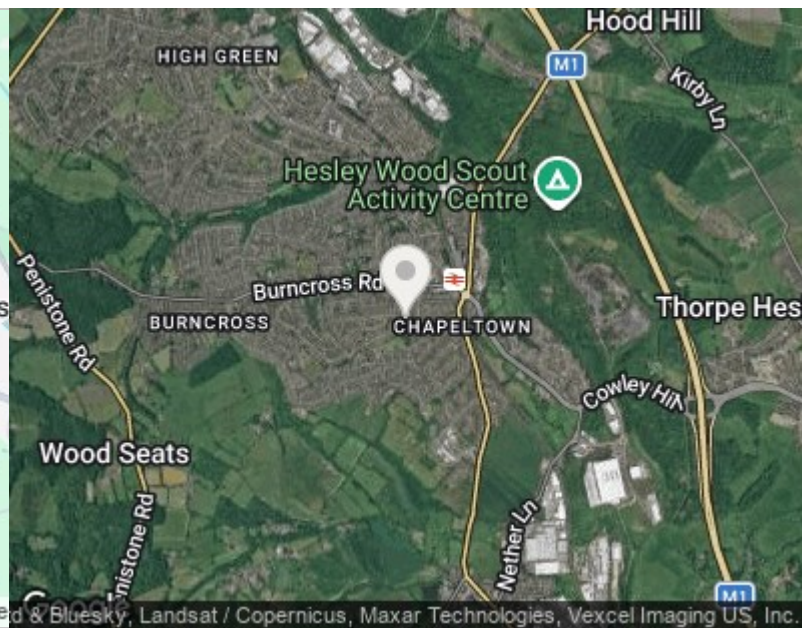
Viewing

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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