



Blackburn Drive

Chapeltown, S35 2EX

Guide Price £200,000 - £210,000



- 2 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- DRIVEWAY
- GOOD COMMUTER LOCATION
- COUNCIL TAX B
- TWO DOUBLE BEDROOMS
- READY TO MOVE STRAIGHT IN
- LOW MAINTENANCE GARDEN
- GREAT FTB HOME
- CLOSE TO AMENITIES

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GUIDE PRICE £200,000 - £210,000 Nestled in the charming area of Chapelton, Sheffield, this beautifully presented two-bedroom semi-detached house on Blackburn Drive offers an exceptional opportunity for first-time buyers eager to enter the property market. The moment you arrive, the attractive driveway and well-maintained lawn create a welcoming first impression, hinting at the delightful features that await within.

Inside, the living accommodation has been thoughtfully designed, with a porch leading into a spacious living room that seamlessly connects to a stylish kitchen. The kitchen boasts quality shaker-style units and integrated appliances, making it a perfect space for culinary enthusiasts. The flexible layout of the living room allows for a dining area, creating an inviting atmosphere ideal for entertaining friends and family.

Upstairs, you will find two generously sized double bedrooms, each offering ample space and comfort. The second bedroom presents versatile options, making it suitable for use as a home office or nursery. Completing the upper floor is a smartly finished bathroom, ensuring convenience for all residents.

The outdoor space is equally impressive, featuring a fully enclosed rear garden that combines a lush lawn with a paved patio area, perfect for summer gatherings. Additionally, a garden shed provides useful storage for gardening tools and outdoor equipment.

Chapelton is well-equipped with local amenities, including a variety of shops, cafes, and essential services. The area benefits from its own train station, offering easy access to both Sheffield and Leeds, alongside regular bus services that connect to the wider South Yorkshire region. For those commuting, the M1 motorway is conveniently close, making this property an ideal choice for families and professionals alike.

This delightful home in a community-focused location is a fantastic first-time buy. Early viewing is highly recommended to avoid disappointment.

ENTRANCE PORCH

A practical entrance to the property, the porch features grey laminate flooring and a frosted uPVC door for added privacy, complemented by uPVC windows. A useful storage cupboard with shelving offers handy space for coats and shoes.

LIVING ROOM

16'4 x 11'10 (4.98m x 3.61m)

Continuing the grey laminate flooring through from the porch, the living room is finished with ambient wall lighting for a warm, relaxed atmosphere. There's space for a dining area, creating a great social space for entertaining. Two radiators keep the space comfortable year-round, while stairs rise to the first floor. Aerial and BT points are in place, and a door leads through to the kitchen.

KITCHEN

11'10 x 8 (3.61m x 2.44m)

The kitchen continues the grey laminate flooring and is fitted with grey shaker-style wall and base units topped with contrasting worktops, complemented by a grey composite sink with a chrome detachable tap. A five-ring gas hob with extractor above sits alongside a housed combi boiler and electric oven, while an integrated dishwasher and space for a tall fridge freezer add to the practical layout. There's also undercounter space for a washing machine, plus useful understairs storage with further space for a dryer. A radiator provides warmth, and a frosted uPVC door and uPVC window overlook the garden, allowing natural light while maintaining privacy.

MASTER BEDROOM

11'10 x 10 (3.61m x 3.05m)

A spacious double bedroom with a radiator and uPVC window to the front of the property.

BEDROOM 2

11'9 x 8'3 (3.58m x 2.51m)

Another double bedroom, currently used as a home office, with plenty of flexibility to suit a variety of needs — equally ideal as a nursery. A storage cupboard offers handy extra space, and a uPVC window overlooks the rear of the property.

BATHROOM

Fitted with a bath featuring a telephone-style tap and shower head, plus a separate electric shower for convenience. A pedestal sink and low-flush WC complete the suite, while spotlights and a chrome radiator add a stylish finish. A frosted uPVC window to the side provides natural light and privacy.

EXTERIOR

To the front of the property, a driveway provides off-road parking and lends lovely kerb appeal, alongside a lawned area. The rear garden is fully enclosed and mainly laid to lawn with a paved patio area — perfect for entertaining during the summer months. A garden shed offers useful storage, while an outside light, electrics, and an outdoor tap add further practicality.

Floorplan

Blackburn Drive, Chapeltown, Sheffield, S35

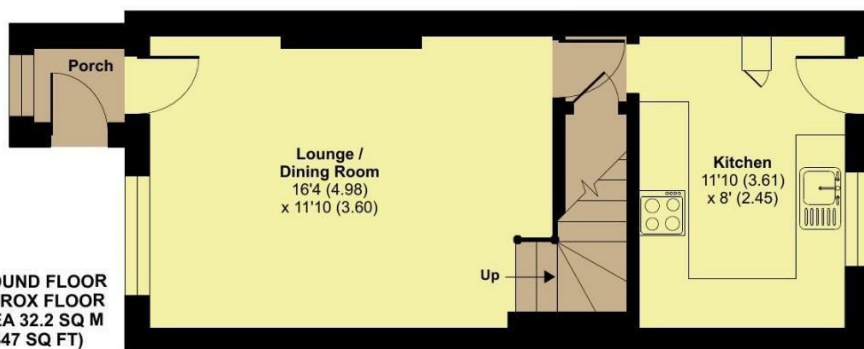
Approximate Area = 680 sq ft / 63.1 sq m
For identification only - Not to scale



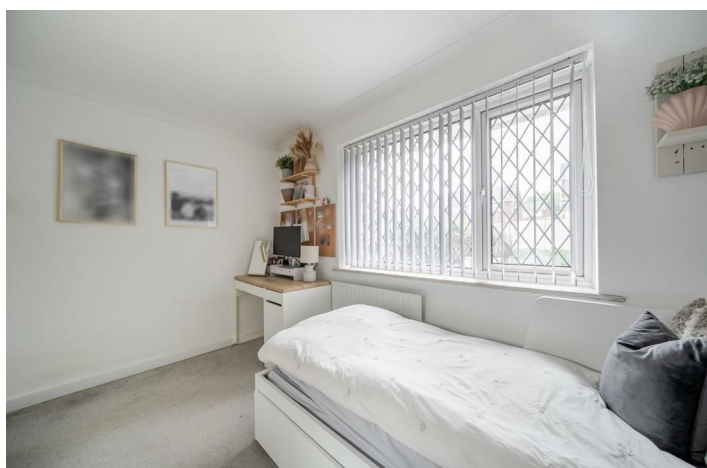
FIRST FLOOR
APPROX FLOOR
AREA 30.9 SQ M
(333 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 32.2 SQ M
(347 SQ FT)

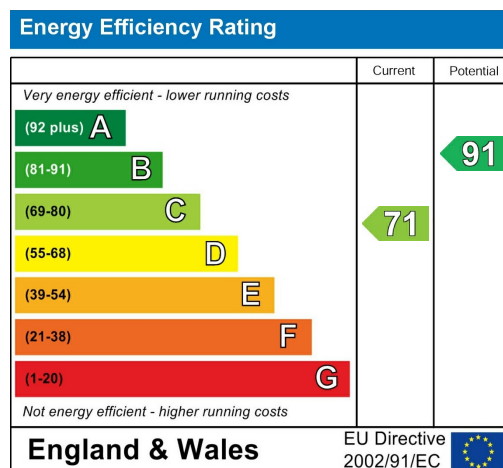


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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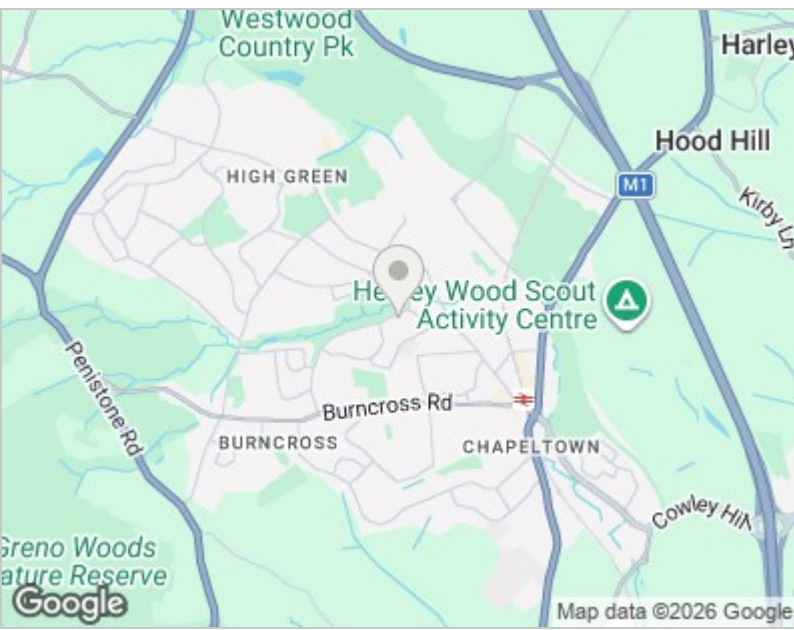
Energy Efficiency Graph



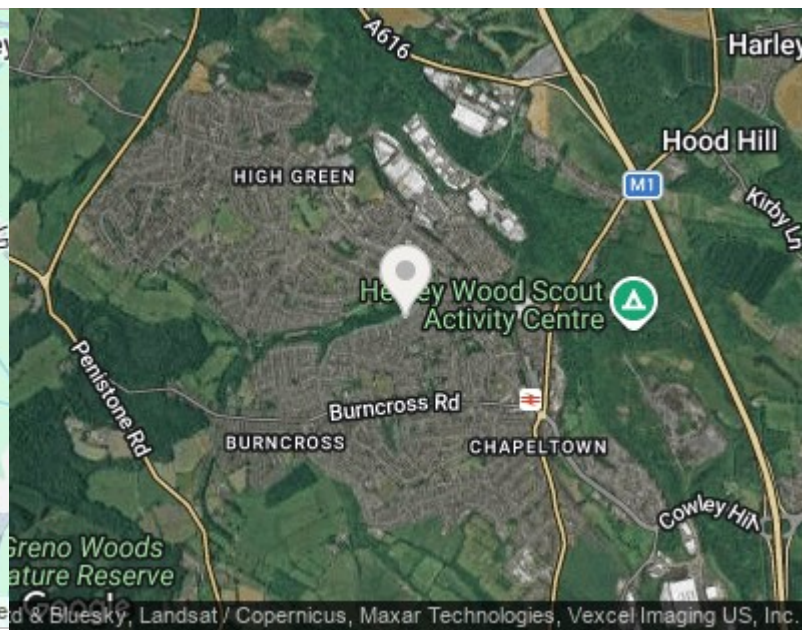
Viewing

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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