



Acacia Avenue

Chapelton, Sheffield, S35 1PQ

Guide Price £180,000 - £190,000



- 3 BED TERRACE
- POPULAR ESTATE
- NETURAL DECOR THROUGHOUT
- DETACHED GARAGE
- GOOD COMMUTER LCOATION

- QUIET CUL DE SAC LOCATION
- 3 GOOD SIZED BEDROOMS
- FLEXIBLE LAYOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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GUIDE PRICE £180,000 - £190,000. Tucked away on a quiet cul de sac in the ever popular commuter location of Chapelton, this sizeable three bedroom terrace offers a calm, neutral canvas, a garage and a fully enclosed garden, with the M1 and a wide choice of amenities right on the doorstep. It's an ideal fit for families, commuters and anyone looking for a home that is ready to move into, with room to put their own stamp on it.

Inside, the layout suits modern life. The ground floor flows easily from a welcoming living room into the dining area, and the large arch through to the kitchen offers real scope to open the space up into a spacious kitchen/diner, perfect for family life and entertaining if desired. Upstairs, the bedrooms are well proportioned, and the flexibility of the third room means it can adapt as your needs change, whether that's working from home or welcoming a new arrival. The home is well kept throughout, and while a little modernisation in places could be an exciting opportunity, there's nothing standing in the way of simply moving in and enjoying it.

Outside, the fully enclosed rear garden is a blank canvas for summer entertaining, play space for the little ones or a colourful potted display, while the garage gives you secure parking or the extra storage every household needs.

Chapelton is a hugely sought after location for commuters, with the M1 just minutes away and direct roads leading to Sheffield, Barnsley and Rotherham. Everyday amenities are close by, and the area is surrounded by outstanding schools, making it a natural choice for families.

Neutrally presented, well located and full of potential, this is a home that ticks a great many boxes. Early viewing is highly recommended to avoid missing out.

ENTRANCE HALL

A UPVC glazed door opens into the entrance hall, where a handy alcove provides the ideal spot for coats and shoes. A wall mounted radiator keeps the space warm, and stairs rise to the first floor. A glazed wooden door opens through to the living room.

LIVING ROOM

14'6" x 12'9" (4.43 x 3.9)

A light and airy living room, filled with natural light from a large front facing UPVC window. The beautiful cream resin fireplace, with its pebble effect electric fire in place, creates a lovely focal point and adds a cosy feel through the colder months (not checked). Ambient wall lights set the mood in the evenings, and there is a wall mounted radiator, aerial point and telephone point. Glazed wooden French doors open into the dining area, which can be opened up for entertaining or closed for a more intimate feel.

DINING ROOM

11'3" x 8'4" (3.45 x 2.55)

A sizeable dining area with sliding UPVC doors opening onto the garden, bringing the outside in and making it easy to step out on warmer days. A wall mounted radiator keeps the room comfortable, and a large arch opens through to the kitchen. There is scope here to create an open plan kitchen/diner if desired.

KITCHEN

10'5" x 7'6" (3.2 x 2.3)

The kitchen offers an array of wooden wall and base units, providing plenty of storage, with a contrasting cream work surface and breakfast bar. There is an inset composite sink and drainer with mixer tap, an electric hob with extractor fan above and an eye level double oven. Under counter space has been set aside with plumbing for a washing machine, with further space for a fridge and freezer. The combi boiler is housed within the kitchen, and there is a telephone point and a UPVC window.

LANDING

The landing has a loft hatch providing access to

the roof space, a wall mounted radiator, and doors leading to all three bedrooms and the bathroom.

BEDROOM 1

11'6" x 9'10" (3.53 x 3)

A well presented master bedroom, with a large UPVC window drawing in plenty of natural light. A wall mounted radiator keeps the room comfortable, and there is a telephone point.

BEDROOM 2

10'9" x 9'10" (3.3 x 3)

A further good sized double bedroom, with a UPVC window allowing light to flow in and a wall mounted radiator.

BEDROOM 3

11'3" x 5'11" (3.45 x 1.81)

Currently used as a home office, this sizeable third bedroom would equally suit a single bedroom or nursery. It benefits from built in wardrobe and drawers, a wall mounted radiator and a UPVC window.

BATHROOM

6'6" x 6'2" (2 x 1.88)

A generously sized family bathroom, fully tiled for a clean, easy to maintain finish. It features a corner bath with electric shower over, a pedestal sink and a low flush WC, along with a wall mounted radiator and a frosted UPVC window.

GARAGE

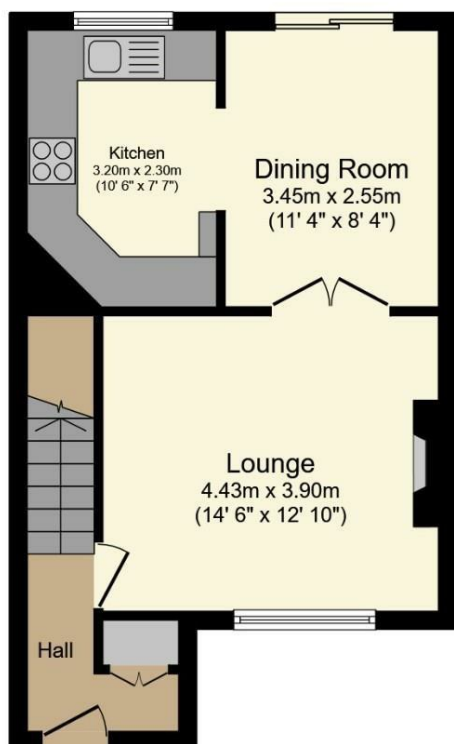
17'4" x 7'8" (5.3 x 2.35)

The garage offers secure parking or that extra storage space we all crave. It has an up and over door, lighting and sockets, and a rear door giving easy access through the garden to the house and back again.

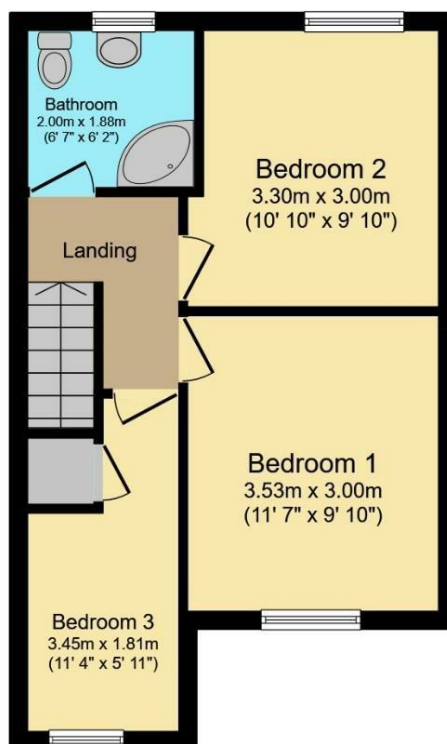
EXTERIOR

The property benefits from gardens to the front and rear. The front is mainly laid to lawn, with established hedges adding extra privacy. The fully enclosed rear garden has a neat lawn and an extensive stone patio, the perfect spot to sit out or entertain in the summer months. A low maintenance pebbled border lets you add splashes of colour through the year with pots, and an outdoor tap completes the space.

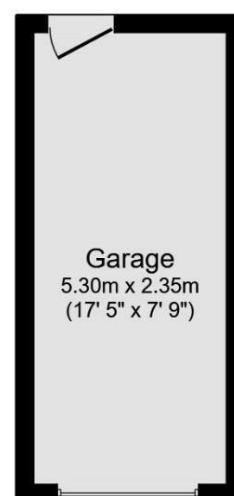
Floorplan



Ground Floor



First Floor



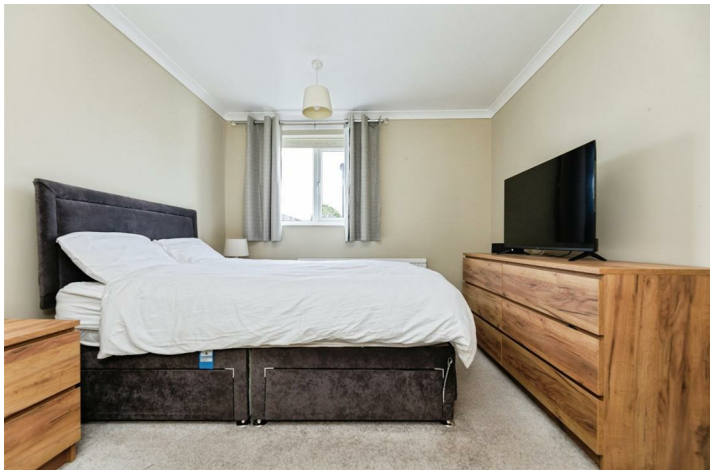
Garage

Total floor area: 85.7 sq.m. (922 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

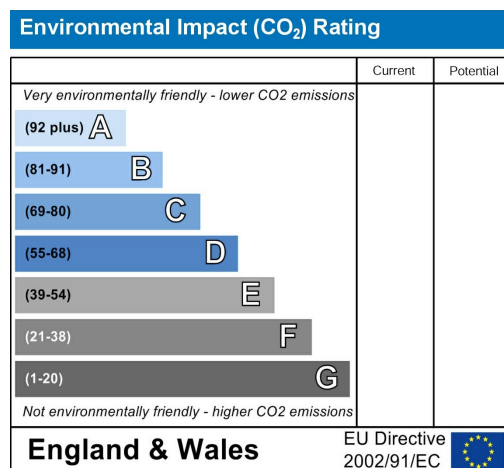
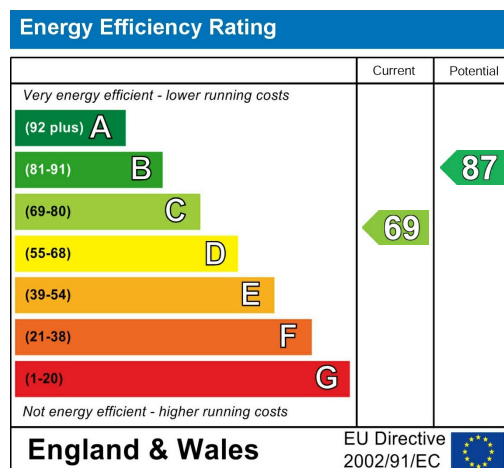
HUNTERS







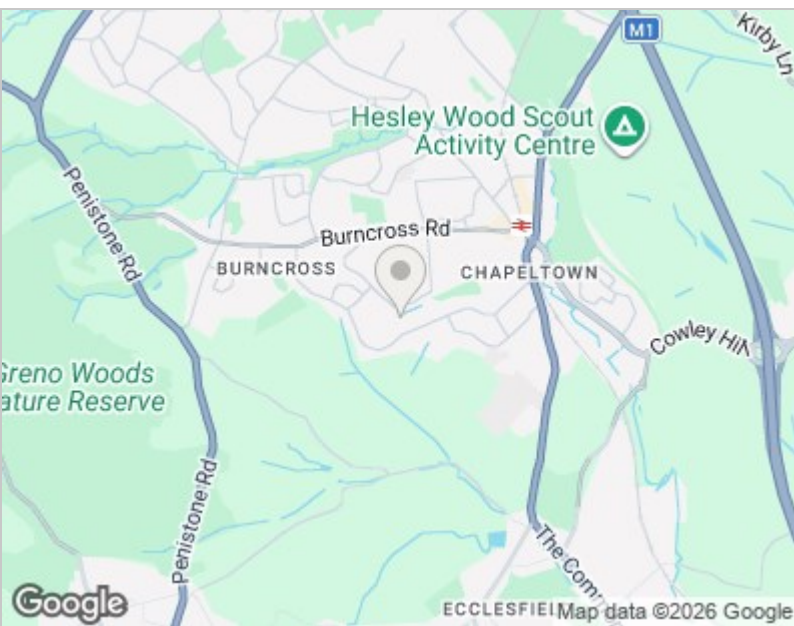
Energy Efficiency Graph



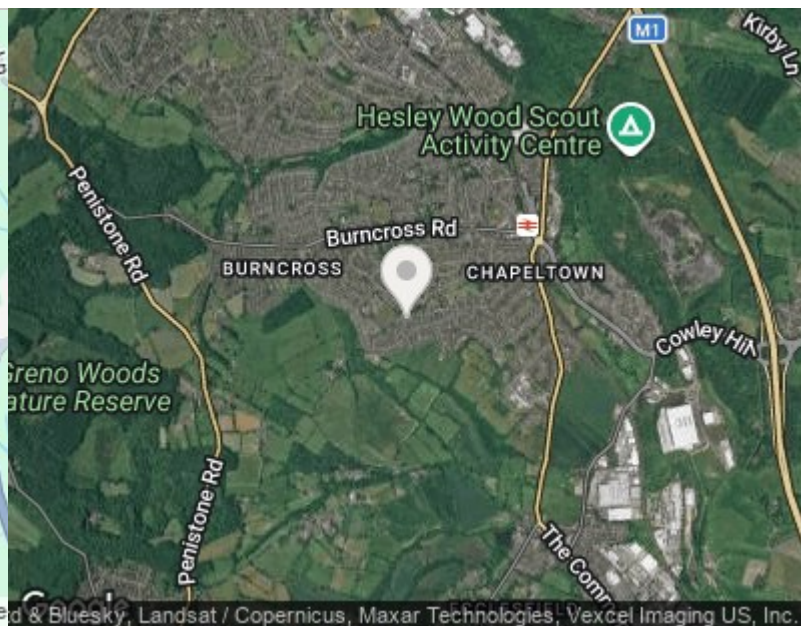
Viewing

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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