

3 Ironstone Drive

Chapeltown, Sheffield, S35 3XZ

Asking price £260,000

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Nestled in the sought-after area of Chapeltown, Sheffield, this charming semi-detached family home on Ironstone Drive offers a perfect blend of comfort and convenience. Built in 2000, the property has been thoughtfully maintained and recently decorated throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Boasting three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a spacious reception room, perfect for relaxing or entertaining guests. Additionally, the recently fitted bathrooms provide modern amenities, enhancing the overall appeal of the home.

Situated within a popular estate, residents will appreciate the proximity to local conveniences, including a supermarket just a short walk away. For those who commute, the nearby train station and motorway links make travel to Sheffield and beyond both easy and efficient.

The property also benefits from a garage and ample parking, providing practical solutions for everyday living. This semi-detached house is not just a place to live; it is a welcoming home that offers a wonderful lifestyle in a vibrant community. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this property is certainly worth considering.

Hall
1.45 m x 1.41 m
The front hall is compact and functional, providing access to the upper floors. It features neutral flooring and leads into the main living areas above.

Living Room
3.69 m x 3.68 m
A charming living room featuring a bay window that brightens the space with natural light. The room is decorated with a floral patterned feature wall, light walls, and carpeted flooring, creating a cosy atmosphere. The living room opens directly into the kitchen, enhancing the flow of the home.

Kitchen
3.69 m x 3.50 m
The kitchen is fitted with wooden cabinets and black work surfaces, offering ample storage and preparation space. It includes modern appliances such as a double oven, washing machine, and dishwasher. The flooring is a dark, textured material that complements the cabinetry. French doors lead out to the garden, allowing plenty of natural light to fill the room and providing easy access to the outdoor area.

WC
1.02 m x 1.64 m
A well-appointed cloakroom with a contemporary white suite, including a toilet and a compact basin. The walls are painted in a light shade and the flooring features neutral tiling, giving the space a clean and fresh appearance.

Primary Bedroom
2.60 m x 3.89 m
The primary bedroom is a peaceful retreat with a double bed framed by built-in wardrobes for excellent storage. The room features a purple and white colour scheme with a feature wall behind the bed and carpeted flooring. A window lets in natural light.

Bedroom 2
1.98 m x 2.83 m
A second bedroom decorated in soft neutral tones with carpeted flooring. A window provides natural light and views outside.

Bedroom 3 / Study
2.59 m x 3.86 m
This bedroom is currently used as a study and music room, featuring a desk, a sofa bed, and musical instruments. The décor is simple with light walls and carpet underfoot, illuminated by a window bringing in daylight.

Bathroom
2.00 m x 1.98 m
A bright and modern bathroom featuring a fitted white vanity unit with an integrated basin and toilet. A frosted window offers natural light and ventilation.

Landing
1.10 m x 2.26 m
The landing is a light and airy space with white balustrades and a window that illuminates the area. It provides access to the bedrooms and bathroom on the upper floor.

Hall
1.02 m x 5.54 m
The hall on the first floor offers access to the kitchen, living room, and a convenient WC, while also housing the staircase to the upper level.

Rear Garden
The rear garden offers a private outdoor space with a patio area ideal for seating and entertaining. Beyond this, a lawned garden is enclosed by fencing, providing a safe and quiet spot for relaxation or play. Mature shrubs and a small tree add greenery and a touch of nature to the space.

Garage and Front Exterior
The garage is a generous size with an up and over door. The driveway has space for multiple cars.

DISCLAIMER
JPM Estate Agents Ltd makes every reasonable effort to ensure that the information provided in our property particulars is accurate and up to date. However, the details have been supplied by the seller and are intended as a general guide only.

JPM Estate Agents Ltd cannot accept responsibility for any errors, omissions or inaccuracies within the particulars, and the information should not be relied upon as a statement or representation of fact. Measurements, descriptions, photographs and other information are provided for guidance and may be subject to change.

Prospective purchasers should satisfy themselves as to the accuracy of all information and make their own enquiries and investigations before proceeding with a purchase. Your appointed conveyancer is responsible for ensuring that the legal documentation and purchase contract adequately protects your interests.

If you identify any information within the particulars that you believe to be incorrect, please notify JPM Estate Agents Ltd so that we can raise this with the seller.

ANTI-MONEY LAUNDERING (AML) & IDENTIFICATION CHECK
In accordance with current Anti-Money Laundering Regulations, all purchasers whose offer is accepted on a property marketed by JPM Estate Agents Ltd will be required to complete an identification check and provide information relating to their source and proof of funds.

These checks are a legal requirement and must be completed before a sales memorandum can be issued. JPM Estate Agents Ltd uses a specialist third-party verification service to assist with completing these checks and verifying the information provided.

The cost of the required checks is £30 per person and must be paid in advance once an offer has been agreed and before the sales memorandum is issued. This fee is non-refundable.

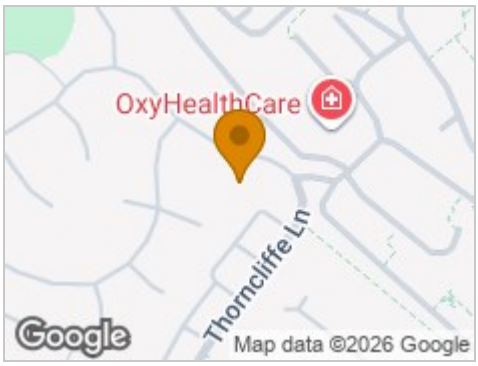








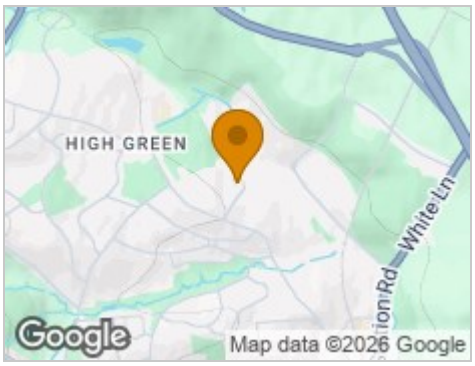
Road Map



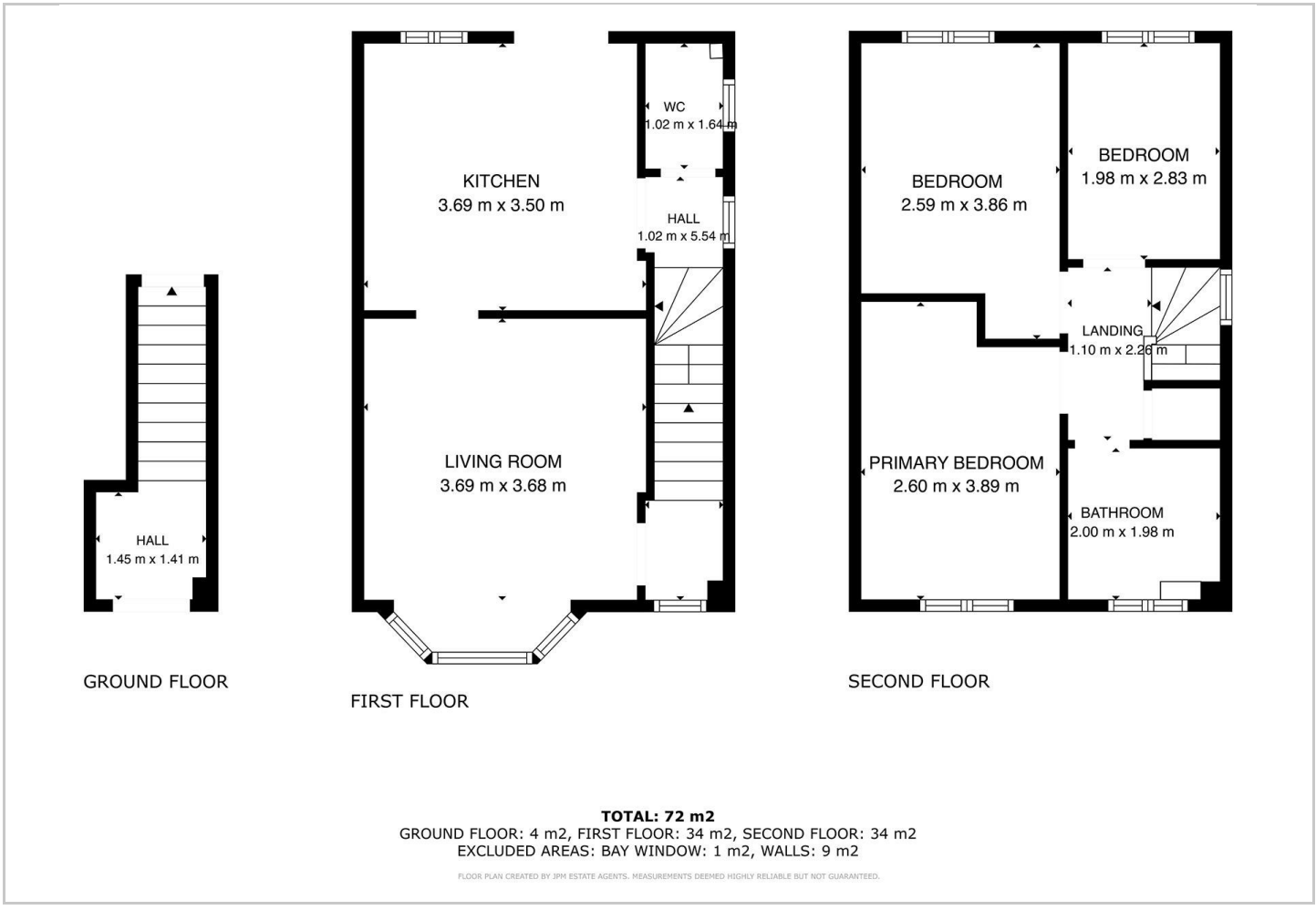
Hybrid Map



Terrain Map



Floor Plan



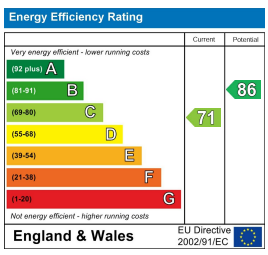
TOTAL: 72 m2
GROUND FLOOR: 4 m2, FIRST FLOOR: 34 m2, SECOND FLOOR: 34 m2
EXCLUDED AREAS: BAY WINDOW: 1 m2, WALLS: 9 m2

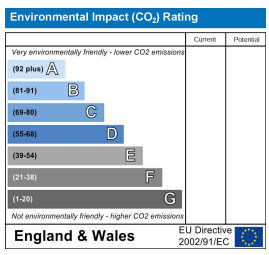
FLOOR PLAN CREATED BY JPM ESTATE AGENTS. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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