

# HUNTERS®

HERE TO GET *you* THERE



## Thorncliffe Lane

Chapelton, Sheffield, S35 3XX

Guide Price £180,000 - £190,000



- 2 BED MID TERRACE
- OFF ROAD PARKING WITH GARAGE
- CHARMING LOG BURNING STOVE
- BEAUTIFULLY PRESENTED
- GOOD COMMUTER LOCATION

- MODERN FIXTURES AND FITTINGS
- SPACIOUS DIMENSIONS
- FULLY ENCLOSED, WELL MAINTAINED YARD
- READY TO MOVE STRAIGHT IN
- COUNCIL TAX A

Tel: 0114 257 8999

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GUIDE PRICE £180,000 - £190,000 Nestled on Thorncliffe Lane in the charming area of Chapelton, Sheffield, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a comfortable family home. The property is ideally situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away.

Upon entering, you will find a modern kitchen that is both stylish and functional, perfect for preparing meals and entertaining guests. The contemporary bathroom complements the overall aesthetic of the home, providing a fresh and inviting space. Each of the two bedrooms offers ample space, making it easy to create a personal sanctuary for rest and relaxation.

One of the standout features of this property is the fully enclosed yard, providing a safe and private outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, the convenience of off-road parking and a garage adds to the appeal, making it easy to come and go without the hassle of street parking.

Briefly comprising living room, kitchen, master bedroom, bedroom 2, bathroom and garage.

This home is ready for you to move straight in, allowing you to settle in quickly and start enjoying all that it has to offer. With its modern amenities and prime location, this property is a fantastic starter home that combines comfort, convenience, and style. Don't miss the chance to make this lovely house your new home.

## BREAKFAST KITCHEN

14'9 x 12'1 (4.50m x 3.68m)

An impressive, country style kitchen, offering an array of cream shaker wall and base units providing plenty of storage space, contrasting wood effect worktop, inset black composite sink and drainer with chrome mixer tap, space for tall fridge/freezer, under counter space and plumbing for a washing machine, freestanding dishwasher, inset 4 ring gas hob with built in extractor above, integrated electric oven and microwave, wall mounted boiler, spotlights, wall mounted radiator, uPVC window overlooking the yard and composite door.

## LIVING ROOM

14'10 x 9'11 (4.52m x 3.02m)

A sumptuous living space, offering a characterful exposed stone and brick fireplace with captivating log burner giving the room a great focal point and cosy feel in the wintry months, also comprising aerial point, BT point, wooden flooring, wall mounted radiator and front facing uPVC window.

## MASTER BEDROOM

14'10 10'0 (4.52m 3.05m)

An elegant master suite, this bright and calming bedroom hosts a large front facing uPVC window, wall mounted radiator, ceiling fan, aerial point and storage cupboard.

## BEDROOM 2

12'1 x 7'1 (3.68m x 2.16m)

A light and airy double bedroom, comprising wall mounted radiator and large rear facing uPVC window over looking the garden.

## FAMILY BATHROOM

9'1 x 7'1 (2.77m x 2.16m)

A sleek and stylish family bathroom, fully tiled in 'on trend' concrete effect grey, comprising bath with chrome waterfall tap, navy vanity unit with inset sink and waterfall mixer, low flush WC, corner shower cubicle with shower, wall mounted chrome heated towel rail and frosted uPVC window.

## GARAGE

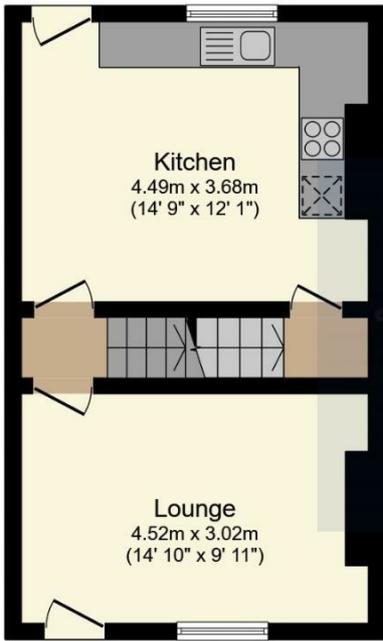
24'1 x 12'3 (7.34m x 3.73m)

Offering secure off road parking or that extra storage we all crave, comprising up and over door, lighting, alarm and sockets throughout.

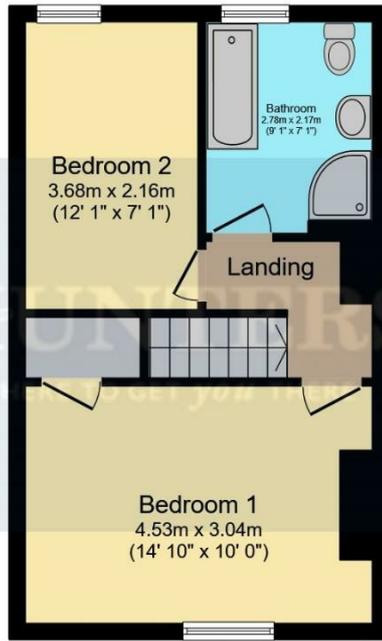
## EXTERIOR

To the rear of the property is a fully enclosed, paved area with gazebo perfect for pets or children, but also the perfect spot for entertaining or enjoying the sunshine on a summers evening, a log store offers outdoor storage, also comprising outdoor tap and electrical sockets. To the front of the property is ample street parking.

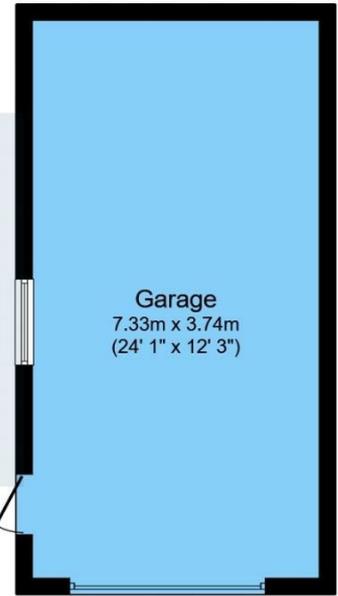
# Floorplan



**Ground Floor**



**First Floor**



**Garage**

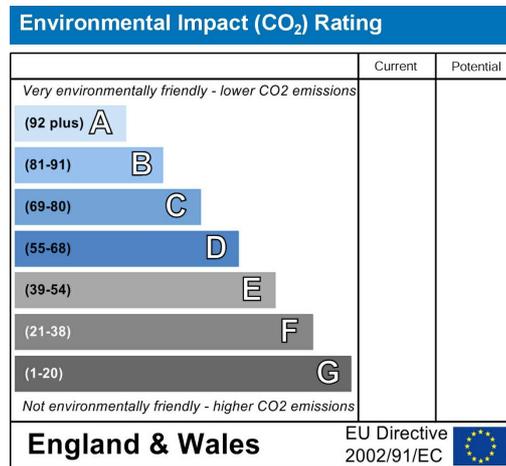
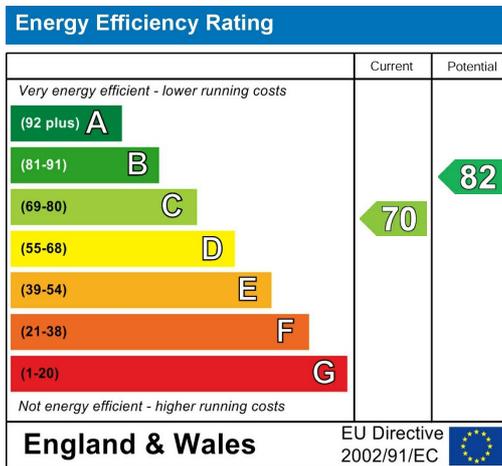
Total floor area 98.8 sq.m. (1,064 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io





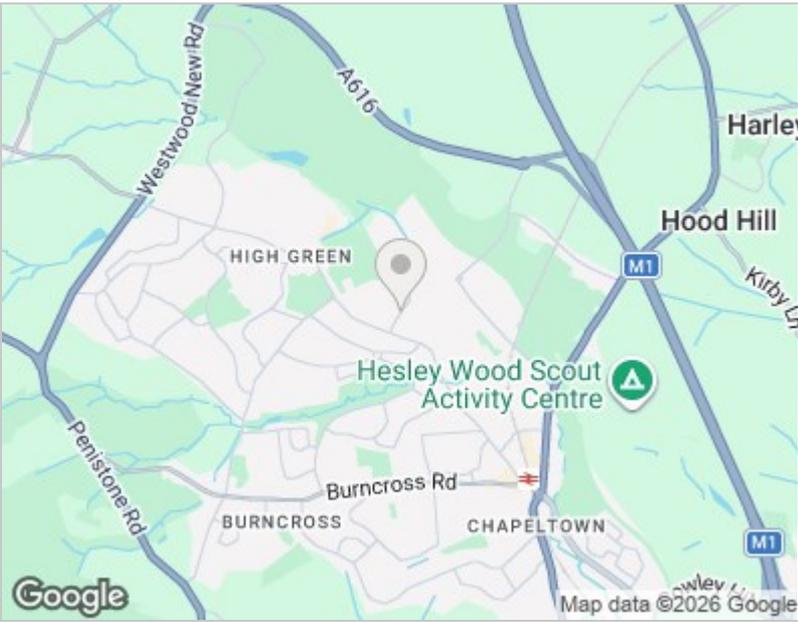
## Energy Efficiency Graph



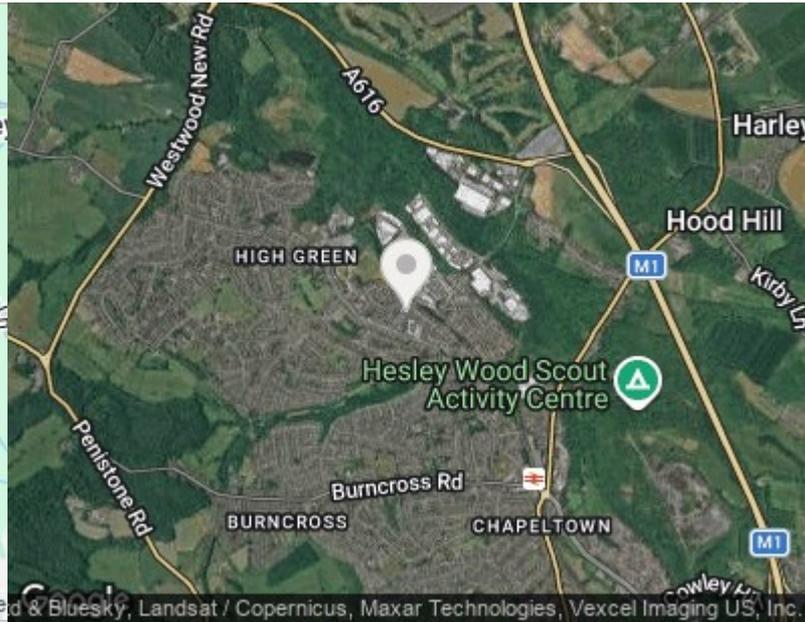
## Viewing

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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