



Butterthwaite Road

Sheffield, S5 0AU

Asking Price £150,000



- 3 BED SEMI DETACHED
- GENEROUS DIMENSIONS
- READY FOR YOU TO PUT YOUR OWN STAMP ON IT
- NEAT GARDENS
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- NEUTRAL DECOR
- SIZEABLE PLOT
- CLOSE TO M1 AND ARRAY OF AMENITIES
- COUNCIL TAX BAND A

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NO UPWARD CHAIN! Nestled on Butterthwaite Road in Sheffield, this charming three-bedroom semi-detached house presents an excellent opportunity for those seeking a new home. Boasting a generous plot, this property is offered with no upward chain, allowing for a swift and hassle-free move.

The interior of the house features good dimensions and a neutral decor, making it an inviting space that is ready for you to personalise and make your own. The property has been well maintained, ensuring that you can settle in comfortably without the need for immediate renovations.

Outside, you will find neat gardens to the front, side, and rear, providing a lovely outdoor space for relaxation or entertaining. Additionally, ample on-street parking is available, making it convenient for both residents and guests.

Location is key, and this property does not disappoint. It is situated close to a variety of amenities, ensuring that daily necessities are within easy reach. Families will appreciate the proximity to reputable schools, making it an ideal choice for those with children. Furthermore, the property is just minutes away from the M1 motorway, on good bus routes and offering direct routes to both Sheffield and Rotherham, perfect for commuters.

This delightful home must be seen to be fully appreciated. With its appealing features and prime location, it is an opportunity not to be missed. Book your viewing today!

ENTRANCE HALL

A glazed uPVC door opens into a roomy entrance hall, providing a great first impression and a practical cloakroom space. The hall benefits from a large under-stairs storage cupboard and telephone point, with stairs rising to the first floor.

LIVING/DINING ROOM

17'6" x 11'3" (5.35 x 3.44)

A spacious living room centred around a charming and contemporary light wood fireplace with gas pebble-effect fire, creating a great focal point and a wonderfully cosy feel during the cooler months. The room benefits from laminate flooring, aerial point, two wall-mounted radiators and uPVC windows to both the front and rear elevations, ensuring a bright and airy feel throughout.

KITCHEN

11'7" x 9'1" (3.54 x 2.78)

The kitchen is fitted with a range of medium wood wall and base units providing ample storage space, complemented by contrasting green work surfaces and an inset stainless steel sink and drainer with mixer tap. Further benefits include an inset electric oven and hob, under-counter space and plumbing for a washing machine, and space for a tall freestanding fridge/freezer. The kitchen also houses the wall-mounted combination boiler, alongside a wall-mounted radiator, uPVC window and glazed uPVC rear door leading out to the garden. Further door leads to a downstairs WC.

DOWNSTAIRS WC

A handy addition to any busy household comprising low flush WC, wall mounted hand basin, wall mounted radiator and uPVC frosted window.

LANDING

A roomy landing hosting a uPVC window, wall mounted radiator and loft hatch.

BEDROOM 1

11'3" x 6'6" (3.43 x 1.99)

A good-sized double bedroom comprising aerial point, uPVC window and wall-mounted radiator.

BEDROOM 2

11'4" x 6'6" (3.47 x 1.99)

A further good sized bedroom comprising uPVC window and wall mounted radiator.

BEDROOM 3

9'1" x 5'2" (2.79 x 1.59)

A great single bedroom, home office or nursery, comprising wall mounted radiator and uPVC window.

BATHROOM/WET ROOM

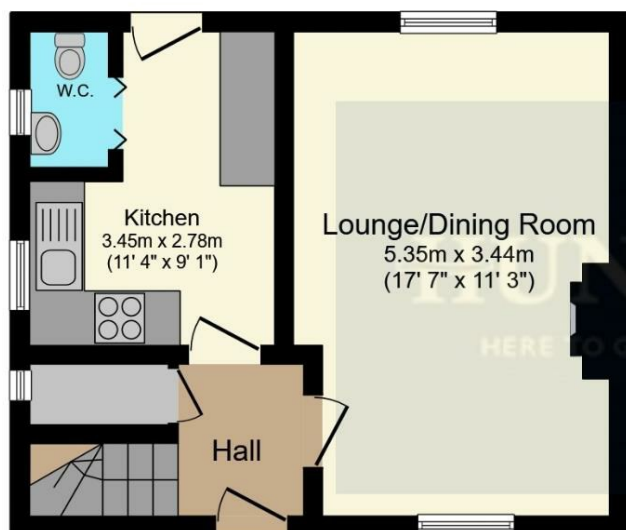
5'8" x 5'8" (1.75 x 1.75)

Tiled in fresh white tiles, this generously sized wet room comprises a plumbed-in shower, white pedestal sink, low-flush WC, extractor fan, non-slip flooring, wall-mounted radiator and frosted uPVC window.

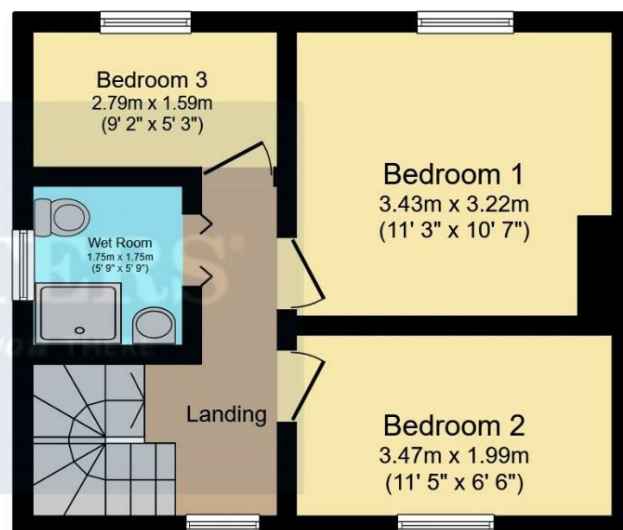
EXTERIOR

The property benefits from garden areas to the front, side and rear. The front garden boasts excellent kerb appeal, framed by wrought iron fencing and a neat, well-manicured lawn. A small grass lawn sits to the side of the property. To the rear is a fully enclosed and sizeable garden, featuring a large patio area ideal for entertaining or relaxing on a summer's evening, two hard standings offering the perfect spot for a shed or greenhouse, well-established trees and shrubs adding maturity and privacy, along with an outdoor tap and lighting. Ample on street parking is available on the road.

Floorplan



Ground Floor



First Floor

Total floor area 67.5 sq.m. (727 sq.ft.) approx

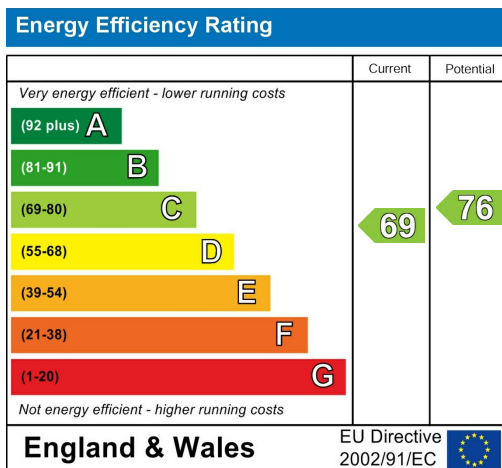
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







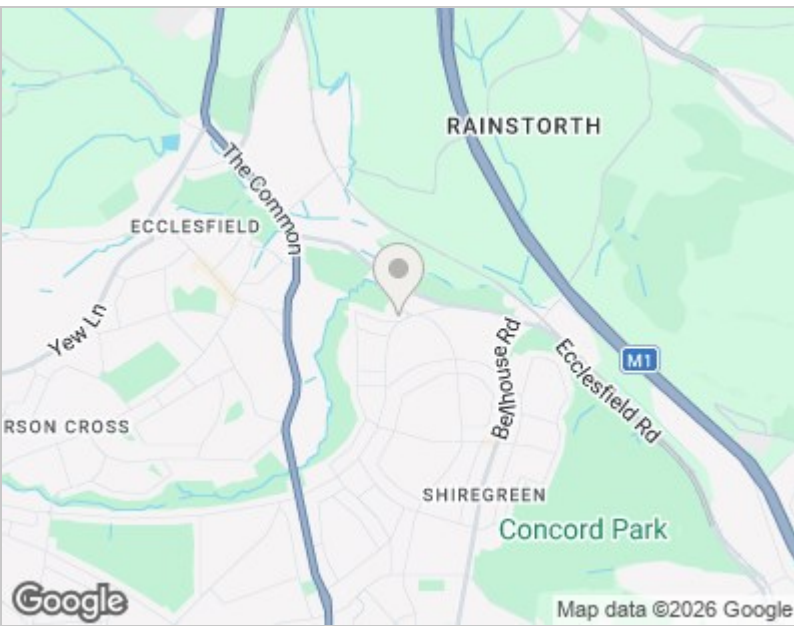
Energy Efficiency Graph



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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