



Blackburn Crescent

Chapelton, Sheffield, S35 2EF

Guide Price £120,000 - £130,000



- 2 BED GROUND FLOOR FLAT
- GENEROUS ROOM SIZES
- SIZEABLE LOW MAINTENANCE GARDEN
- EASY TO PUT YOUR OWN STAMP ON
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- BEAUTIFULLY KEPT
- OFF ROAD PARKING FOR TWO CARS
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £120,000 - £130,000. NO UPWARD CHAIN! Nestled in the popular Blackburn Crescent of Chapelton, Sheffield, this charming two-bedroom ground floor flat presents an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking the convenience of single-storey living. The property boasts generous dimensions throughout and has been beautifully maintained, allowing you to move in with ease and comfort.

The flat is set on a great plot size, featuring well-kept, low-maintenance gardens both at the front and back, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the long driveway provides off-road parking for two vehicles, ensuring convenience for you and your guests.

Situated in a quiet cul-de-sac, this property is ideally located close to a variety of amenities, making daily errands a breeze. With the M1 just a short drive away, commuting to nearby cities such as Sheffield, Barnsley, and Rotherham is straightforward. Furthermore, the local park is within easy reach, offering a lovely space for leisurely walks or outdoor activities.

Briefly comprising entrance hall, living room, kitchen, two good sized bedrooms and bathroom.

This flat is a blank canvas, allowing you to easily add your personal touch and make it your own. With no upward chain, this property is ready for you to move straight in and start enjoying your new home. Don't miss out on this fantastic opportunity to secure a delightful flat in a sought-after location.

HALLWAY

Through a composite glazed door leads into a lengthy hallway, boasting two built in storage cupboards, wall mounted radiator and doors leading to bedrooms, bathroom and living room.

LIVING ROOM

14'4 x 10'9 (4.37m x 3.28m)

A light and airy living room, hosting a charming white fireplace with marble surround and electric fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point and large uPVC window over looking the garden and flooding the room with natural light.

KITCHEN

8'10 x 8'7 (2.69m x 2.62m)

An elegant kitchen hosting an array of light wood wall and base units providing plenty of storage space, mottled effect work tops, inset cream one and a half bowl sink and drainer with mixer tap, inset 4 ring gas hob with extractor hood above, integrated electric oven, alcove for a fridge/freezer, under counter space and plumbing for a washing machine, wall mounted boiler, fully tiled walls, tiled flooring and glazed uPVC door leading directly out onto the rear garden.

BEDROOM 1

12'4 x 9'6 (3.76m x 2.90m)

A well presented master bedroom hosting a wall of fitted wardrobes, bed side tables and cupboards offering plenty of storage options, also comprising aerial point, wall mounted radiator and uPVC window.

BEDROOM 2

8'6 x 6'3 (2.59m x 1.91m)

A good sized single bedroom, hobby room or home office, comprising wall mounted radiator and uPVC window.

BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

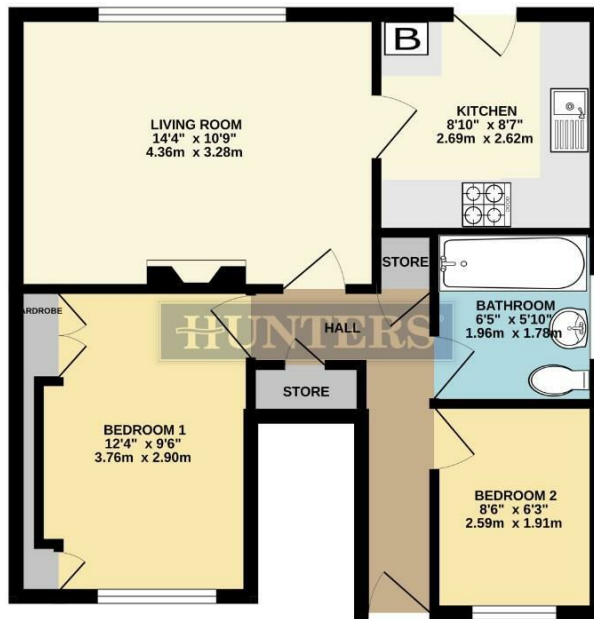
A generously sized bathroom, fully tiled in grey tones, comprising bath with electric shower over, pedestal sink, low flush WC, wall mounted radiator, tiled flooring and frosted uPVC window.

EXTERIOR

The property hosts a great plot size, with a long driveway providing off road parking for two cars and a sizeable, fully enclosed, low maintenance garden, boasting an extensive slabbed patio, perfect for entertaining or sitting out in the summer months, surrounded by easily kept gravel beds around with established and colourful trees and shrubs.

Floorplan

GROUND FLOOR

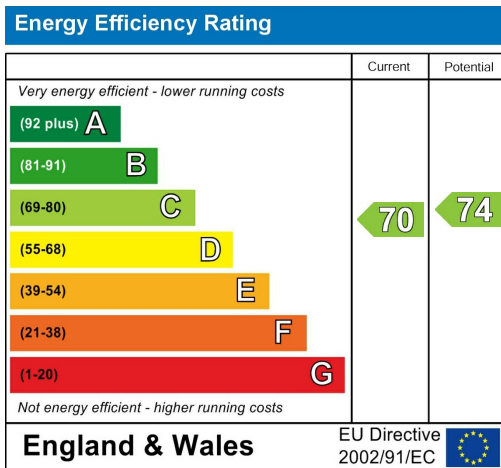


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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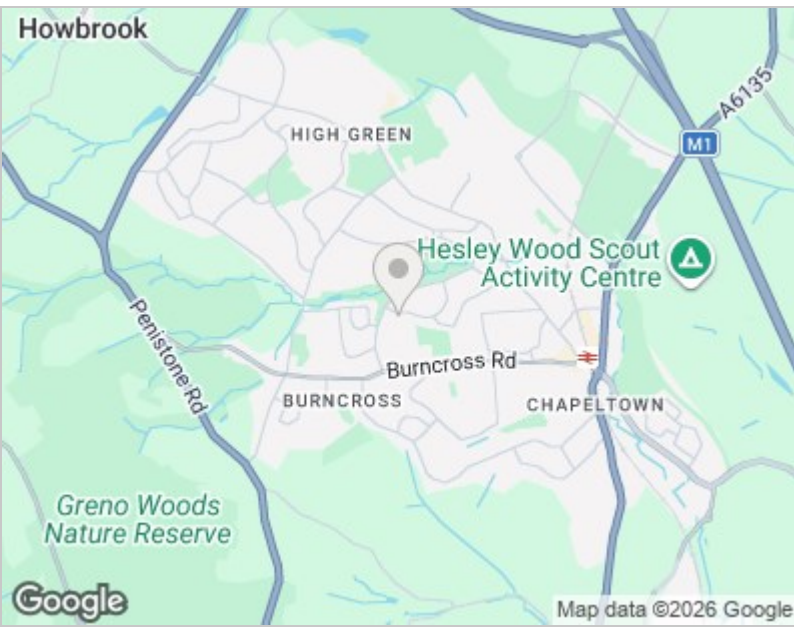
Energy Efficiency Graph



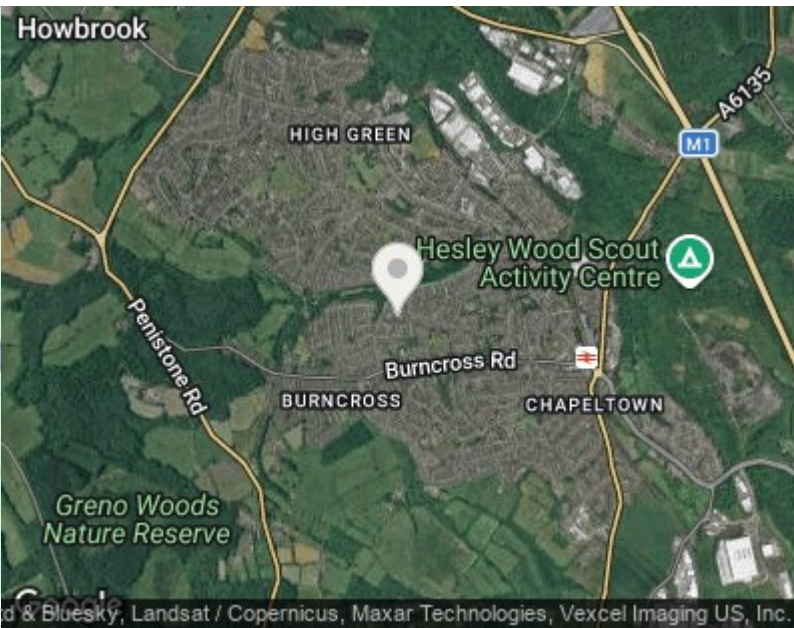
Viewing

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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