



## Bartlett Road

Sheffield, S5 8BX

Guide Price £170,000 - £180,000



- 2 BED TERRACE
- CONTEMPORARY FIXTURES AND FITTINGS
- BEAUTIFULLY LANDSCAPED GARDEN
- PLENTY OF INTERNAL STORAGE
- GOOD COMMUTER LOCATION & CLOSE TO HOSPITAL

- GENEROUS DIMENSIONS THROUGHOUT
- LARGE KITCHEN/DINER
- OFF ROAD PARKING
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

# Bartlett Road

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GUIDE PRICE £170,000 - £180,000. Nestled on Bartlett Road in Sheffield, this well-presented two-bedroom mid townhouse offers a perfect blend of comfort and style. With no compromise on room dimensions, modern fixtures and fittings throughout, you can move straight in and start enjoying your new home.

Tastefully presented throughout, the property briefly comprises a light and airy contemporary kitchen with a full range of integrated appliances, a spacious and beautifully lit living room with direct access to the rear garden, two well-appointed bedrooms, and a fresh and contemporary family bathroom.

Outside, the property truly shines, boasting a beautifully landscaped and fully enclosed rear garden, thoughtfully designed with an extensive patio, artificial lawn and excellent outdoor facilities — a wonderful space for entertaining and relaxing throughout the warmer months.

Conveniently located, this property is close to a variety of amenities and is surrounded by reputable schools. It is also in proximity to the Northern General Hospital and the M1 motorway, with easy access to Sheffield Centre and Rotherham. The area is well-served by good bus routes, adding to the convenience of this delightful home.

Briefly comprising entrance hall, kitchen/diner, living room, downstairs WC, two double bedrooms and family bathroom.

This property must be viewed to be fully appreciated, as it presents an opportunity not to be missed. Whether you are a first-time buyer or looking to downsize or upsize, this charming townhouse is ready to welcome you home.

## ENTRANCE HALL

Through a glazed composite door leads into the entrance hall, a great cloakroom area, complete with wall mounted radiator, stairs rising to the first floor and door leading into the kitchen diner.

## KITCHEN/DINER

11'9" x 9'8" (3.6 x 2.95)

A light, airy and beautifully presented contemporary kitchen, hosting an impressive array of cream wall and base units, elegantly contrasted with warm wood-effect worktops that add a welcoming touch to the space.

Exceptionally well-equipped, the kitchen comprises an inset stainless steel sink and drainer with mixer tap, an inset gas hob with extractor hood above, and a superb range of integrated appliances including an electric oven, tall fridge/freezer and washing machine. Finished with laminate flooring, inset spotlights, and a wall-mounted radiator, the room is further enhanced by a large front-facing uPVC window that floods the space with natural light. Generously proportioned, the kitchen also offers ample space to accommodate a dining table, making it a wonderfully sociable and practical heart of the home.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising pedestal sink, low flush WC, wall mounted radiator, laminate flooring and extractor fan.

## LIVING ROOM

14'9" x 8'11" (4.52 x 2.72)

A wonderfully spacious living area, beautifully flooded with natural light through a uPVC glazed door opening directly onto the rear garden, flanked by two tall uPVC windows either side — creating a bright and airy atmosphere..The room also benefits from a generously sized under-stairs storage cupboard, keeping the space clutter-free and practical, whilst an aerial point, telephone point and wall-mounted radiator complete this comfortable and versatile living space.

## LANDING

Hosting a large built in cupboard, offering that extra storage space we all crave, wall mounted radiator and loft hatch with fitted ladder which leads to a

partially boarded loft that is also home to the Combi boiler.

## BEDROOM 1

15'0" x 9'8" (4.59 x 2.96)

A well-presented and comfortable double bedroom, bathed in natural light courtesy of two large uPVC windows that create a bright and airy feel throughout. A wall-mounted radiator and telephone point complete this pleasantly proportioned and inviting principal bedroom

## BEDROOM 2

12'0" x 7'10" (3.67 x 2.4)

A large and versatile second bedroom, currently utilised as a home office and nursery, demonstrating the flexibility this wonderful room has to offer. The room boasts a generously sized walk-in cupboard and wardrobe providing excellent storage, whilst characterful wall panelling adds a stylish and distinctive touch to the space. Inset spotlights, a wall-mounted radiator and a uPVC window overlooking the garden complete this room.

## BATHROOM

6'11" x 6'4" (2.12 x 1.94)

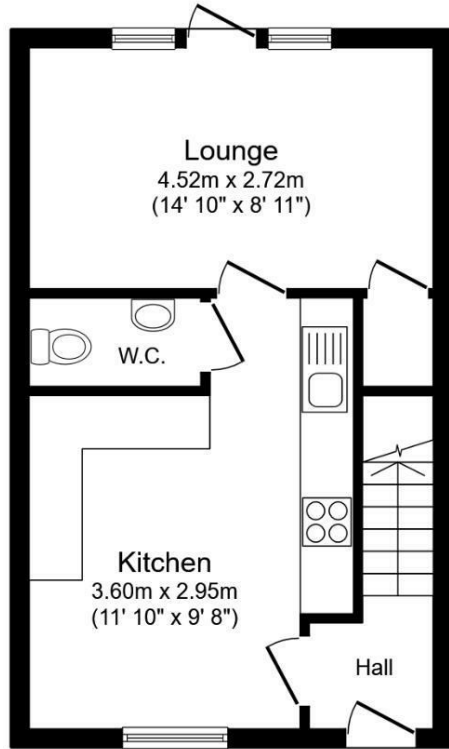
A contemporary, generously sized bathroom, decorated and tiled in fresh white, comprising bath with shoer over, pedestal sink, low flush WC, wall mounted radiator and extractor fan.

## EXTERIOR

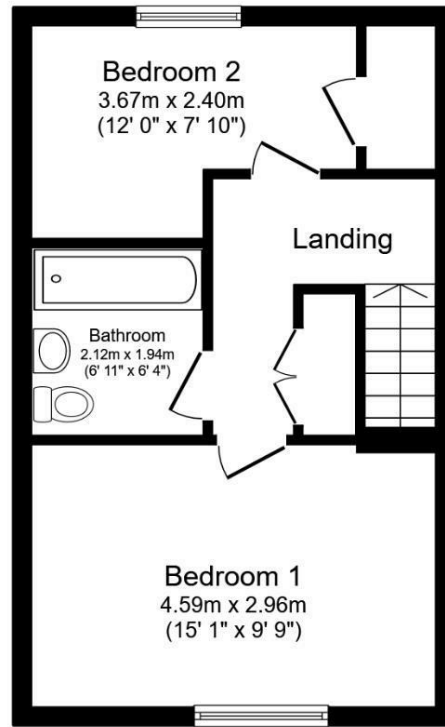
To the front, the property benefits from a neat and low-maintenance artificial lawn alongside a driveway providing convenient off-road parking, with plenty of scope to extend the driveway further should you require more parking.

To the rear, a beautifully landscaped and fully enclosed garden awaits — a wonderfully private and easily maintained outdoor space, perfect for entertaining and alfresco living throughout the warmer months. An extensive patio area provides the ideal setting for outdoor dining and evening relaxation, whilst railway sleeper steps lead up to a sizeable artificial lawn beyond. A shed offers useful outdoor storage, and the space is completed with an outdoor tap, sockets and lighting — a truly delightful garden that has been thoughtfully designed with both style and practicality in mind

# Floorplan



Ground Floor

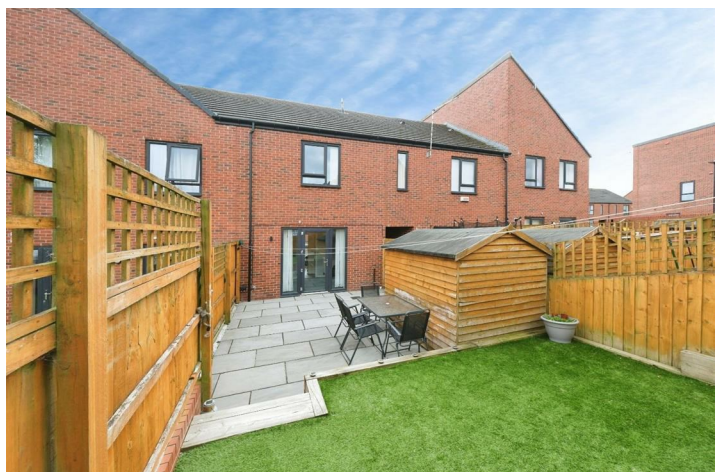


First Floor

Total floor area: 70.0 sq.m. (753 sq.ft.)

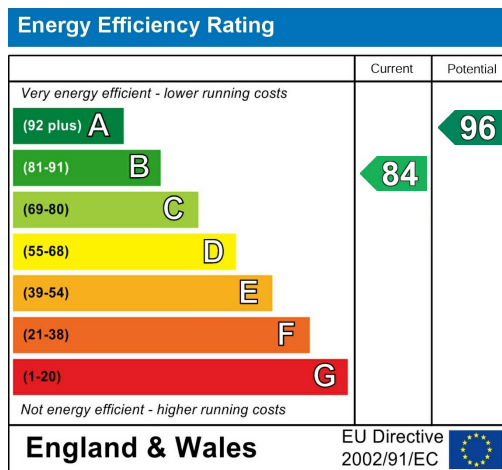
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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