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HERE TO GET *you* THERE



Burncross Road

Burncross, Sheffield, S35 1SA

Guide Price £125,000 - £135,000

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- 2 BED STONE END TERRACE
- NO UPWARD CHAIN
- BLANK CANVAS TO PUT YOUR OWN STAMP ON IT
- GREAT FIRST TIME BUY OR ADDITION TO A PORTFOLIO
- BENEFITTING FROM A RECENTLY FITTED NEW COMBI BOILER
- POSSIBILITY TO CREATE A 3RD BEDROOM
- STORE ROOM OR POSSIBLE OFF ROAD PARKING
- GREAT COMMUTER LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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GUIDE PRICE £125,000 - £135,000. Offered to the market with no upward chain and vacant possession, this good sized two bedroom stone end terrace on Burncross Road in Chapeltown is brimming with potential. Stripped back and finished in neutral tones, it offers brilliant room dimensions and a ready-made canvas for its next owner to put their own stamp on it. With scope to convert the loft properly or extend further (subject to the necessary consents), this is a fantastic project for first time buyers, investors and anyone with an eye for adding value.

The ground floor offers a handy porch, a light and airy lounge with a characterful fireplace, and a spacious kitchen diner with tiled flooring, plenty of storage and a door to the cellar. Upstairs there are two good sized bedrooms and a fully tiled fresh white bathroom, and the landing has fitted ladders up to a converted loft room. A staircase would need to be created to make this space a more permanent and useful room, offering the possibility of a third bedroom or home office maybe.

Outside, the sizeable, fully enclosed rear garden has no shared access over it. It includes a large raised patio, ideal for entertaining, with steps down to a charming stone walled garden, with a little TLC the possibilities are endless. Down the side of the property, a garage-style store with lighting and a cold water tap could be removed to create off road parking if desired, as there is already a drop kerb in place. Ample on street parking is also available at the front.

The location is just as convenient, with amenities within walking distance, good bus routes, reputable schools nearby and the local train station close by. The M1 is only minutes away, with direct roads to Sheffield, Rotherham and Barnsley.

A great first time buy to get you on the ladder, or a great addition to a rental portfolio. Book your viewing today!

ENTRANCE PORCH

A glazed uPVC door opens into a handy front porch, ideal for muddy paws and wellies. Two uPVC windows to the side elevation bring in natural light, and there is lighting fitted. A wooden door leads through to the lounge.

LIVING ROOM

13'1" x 11'9" (4 x 3.6)

A light and airy living space, with a characterful fireplace at its heart. It could be kept as a feature or brought back to life as a real fire. There is a wall mounted radiator, aerial point and uPVC window.

KITCHEN/DINER

13'1" x 13'1" (4 x 4)

A spacious kitchen diner, hosting an array of wall and base units providing plenty of storage space. Features include black work surfaces, a stainless steel one and a half bowl sink and drainer with mixer tap, and a stainless steel gas hob with stainless steel extractor hood above and integrated electric oven. There is under counter space and plumbing for a washing machine, along with space for a tall fridge freezer. The wall mounted combi boiler is only 6 months old. Further benefits include tiled flooring, a wall mounted radiator and a uPVC window. A door leads into the cellar and a glazed uPVC door opens onto the rear garden.

CELLAR

15'3" x 13'1" (4.66 x 4)

Offering that extra storage we all crave, with lighting fitted.

LANDING

A roomy landing with doors leading to all bedrooms and the bathroom. The loft hatch has fitted ladders leading up to a converted loft space.

BEDROOM 1

13'1" x 11'5" (4 x 3.5)

A good sized double bedroom, comprising a wall mounted radiator and a uPVC window.

BEDROOM 2

13'1" x 9'2" (4 x 2.8)

A further good sized bedroom, hosting a wall mounted radiator and a rear facing uPVC window overlooking the garden.

BATHROOM

6'6" x 5'6" (2 x 1.7)

Fully tiled in fresh white tones with mosaic detailing, the bathroom hosts a bath with shower over, a white pedestal sink and a low flush WC. Further benefits include a wall mounted radiator, tiled flooring and a frosted uPVC window.

ATTIC ROOM

13'1" x 12'5" (4 x 3.8)

A staircase would need to be created to make this space a more permanent and useful room. It hosts a large uPVC window in the side elevation, along with lighting, sockets and a wall mounted radiator.

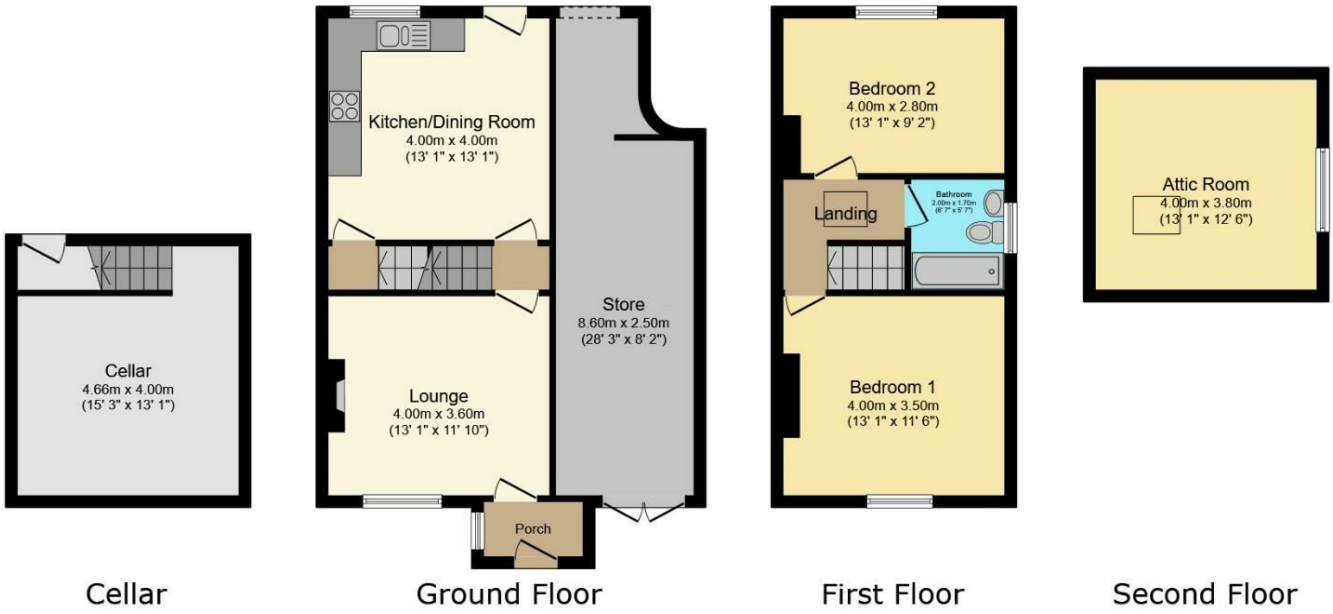
STORE ROOM

Down the side of the property is a garage-style structure, currently used as storage space, with lighting throughout and a cold water tap. It has solid wooden doors to the front and an opening to the rear. It could be removed to create off road parking if desired, as there is a drop kerb in front of the doors.

EXTERIOR

The rear garden hosts plenty of potential. It is fully enclosed with no shared access over it. A large raised patio area is perfect for entertaining in the summer months and sitting out on warmer evenings. Steps lead down to a sizeable stone walled garden, where the possibilities are endless. There is also a brick built outdoor WC, which could be used for further outdoor storage if required. Ample on street parking is available at the front of the property.

Floorplan



Total floor area: 124.3 sq.m. (1,338 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

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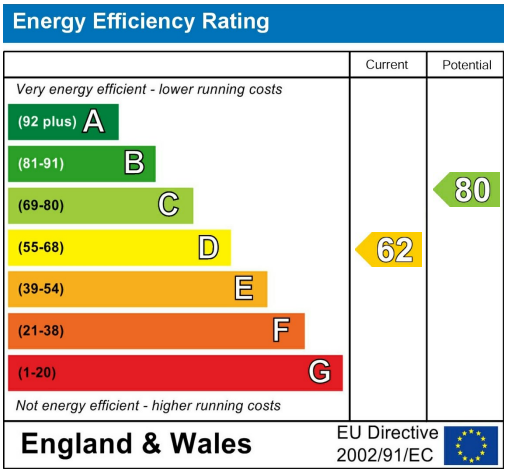


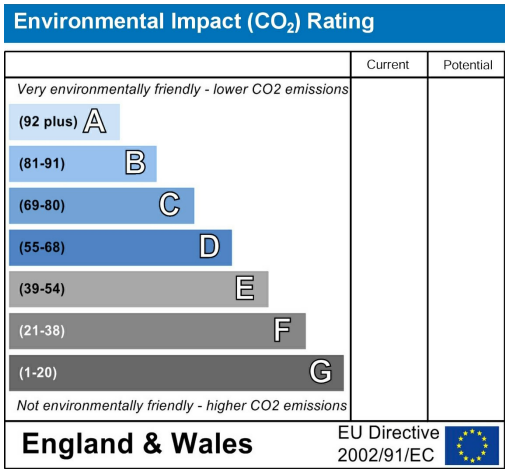







Energy Efficiency Graph

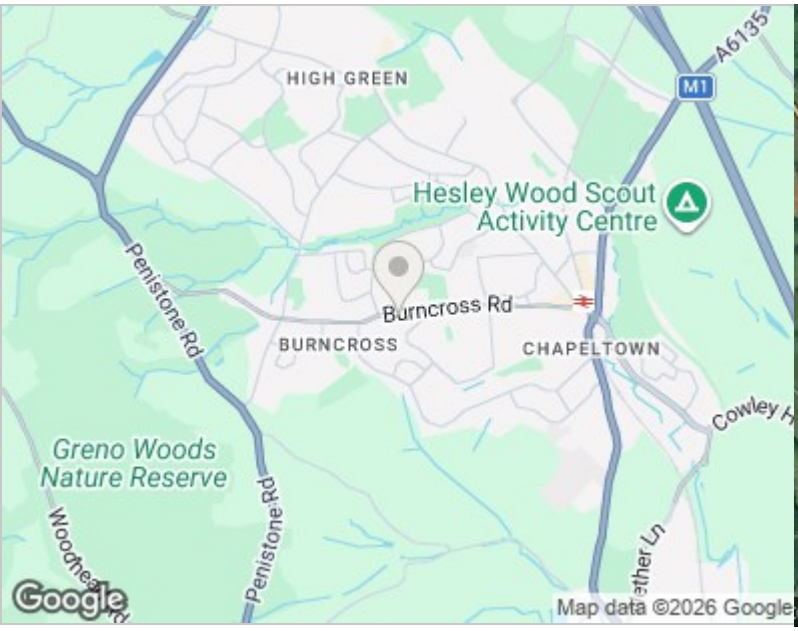




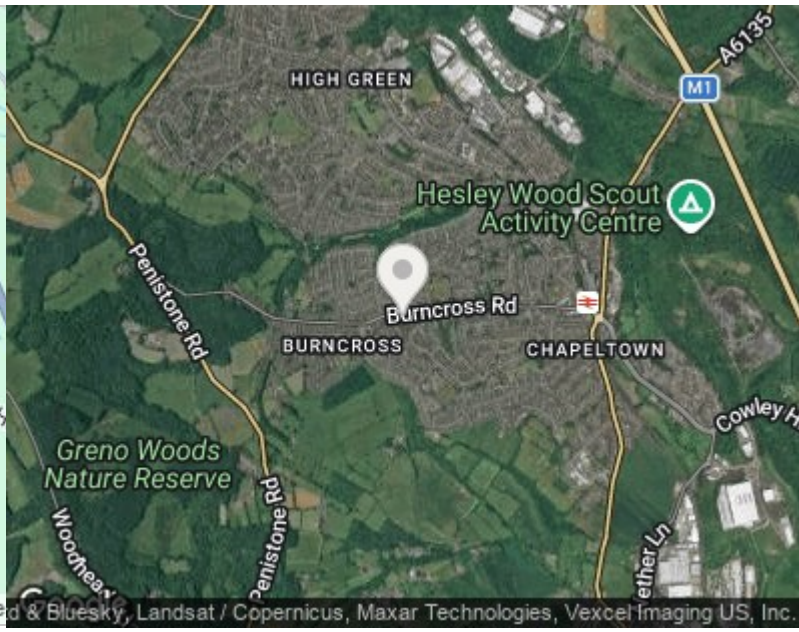
Viewing

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





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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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The Property Ombudsman