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Pine Croft

Chapeltown, Sheffield, S35 1EB

Guide Price £140,000 - £150,000

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- 2 BED GROUND FLOOR FLAT
- READY TO JUST MOVE STRAIGHT IN
- ALLOCATED PARKING
- CUL DE SAC LOCATION
- COUNCIL TAX A
- NO UPWARD CHAIN
- LARGE GARDEN
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CHAPELTOWN

Tel: 0114 257 8999

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GUIDE PRICE £140,000 - £150,000 NO UPWARD CHAIN Nestled in the tranquil cul-de-sac of Pine Croft, Chapeltown, Sheffield, this delightful two-bedroom ground floor flat is now available, offered with no upward chain. The property boasts a prime location in the sought-after S35 area, conveniently situated within walking distance of Chapeltown and close to essential local amenities and transport links.

Upon entering, you are greeted by a spacious hallway that features two handy storage cupboards, providing ample space for your belongings. The layout of the flat is both practical and inviting, with easy access to all rooms. The living room is a charming space, complete with a traditional fire surround and an electric fire, creating a warm atmosphere. The patio doors lead directly to the expansive garden, seamlessly blending indoor and outdoor living.

The kitchen is fitted with light wood units and offers sufficient space for a fridge freezer and washing machine, making it functional for everyday needs. The master bedroom is equipped with sliding wardrobes, ensuring built-in storage solutions, while the second bedroom is also a comfortable double. The bathroom is fully tiled and features a modern walk-in shower, adding to the flat's appeal.

One of the standout features of this property is the large, fully enclosed garden. Sun-drenched and predominantly laid to lawn, it includes a paved patio area, established shrubs, and security lighting, providing a perfect setting for relaxation or entertaining guests.

With allocated parking and the convenience of being close to local amenities, this flat is an excellent opportunity for those seeking a comfortable home in a desirable location. An early viewing is highly recommended to fully appreciate all that this property has to offer.

HALLWAY

A composite door opens into a spacious hallway, with doors leading off to all rooms. There is a radiator, along with two storage cupboards, a practical feature for keeping the home tidy.

LIVING ROOM

14'5 x 10'10 (4.39m x 3.30m)

The living room features uPVC patio doors that open out onto the garden, creating an easy flow between indoor and outdoor space. A traditional fire surround with an electric fire provides a natural focal point. There is a TV aerial point, a BT point and a radiator, and a door leads directly through to the kitchen.

KITCHEN

8'11 x 8'2 (2.72m x 2.49m)

The kitchen is fitted with light wood wall and base units, complemented by speckled white laminate worktops and a tiled splashback. There is a one and a half bowl stainless steel sink, an electric oven, and a wall mounted boiler neatly housed within a unit. A uPVC window overlooks the garden, and there is space for a fridge freezer and washing machine.

MASTER BEDROOM

12'6 x 9'2 (3.81m x 2.79m)

The master bedroom benefits from light wood sliding wardrobes, offering built-in storage. There is a radiator and a uPVC window, along with a BT point and a TV aerial point.

BEDROOM 2

8'6 x 6'7 (2.59m x 2.01m)

Bedroom two is another good sized double, with a radiator and a uPVC window to the front of the property.

BATHROOM

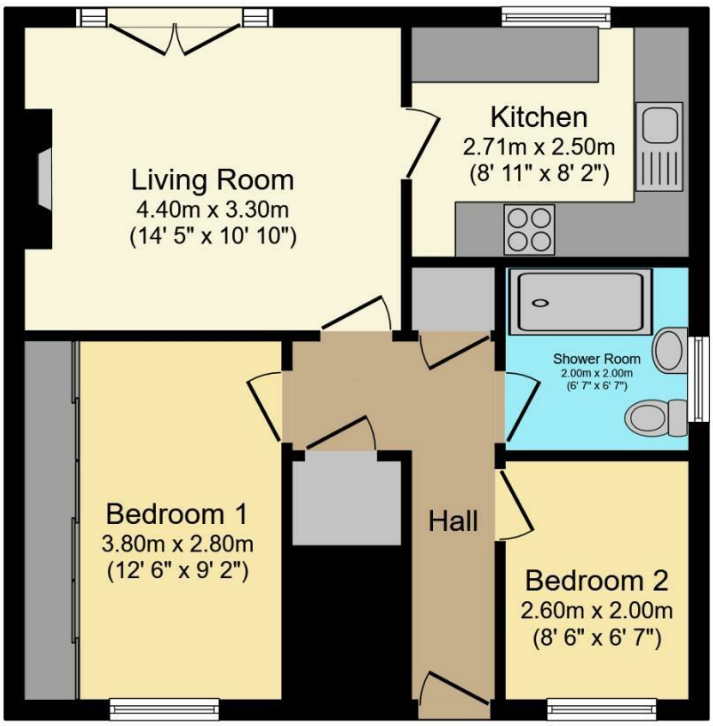
6'7 x 6'7 (2.01m x 2.01m)

The bathroom is fully tiled in cream and fitted with a walk in shower with an electric shower, a pedestal sink and a low flush WC. There is a frosted uPVC window and a radiator.

EXTERIOR

The property sits in a cul-de-sac location with allocated parking. To the rear is a large, fully enclosed garden, sun drenched and laid mainly to lawn, with a paved patio and established shrubs. Security lighting completes the outside space.

Floorplan



Floor Plan

Total floor area: 52.6 sq.m. (567 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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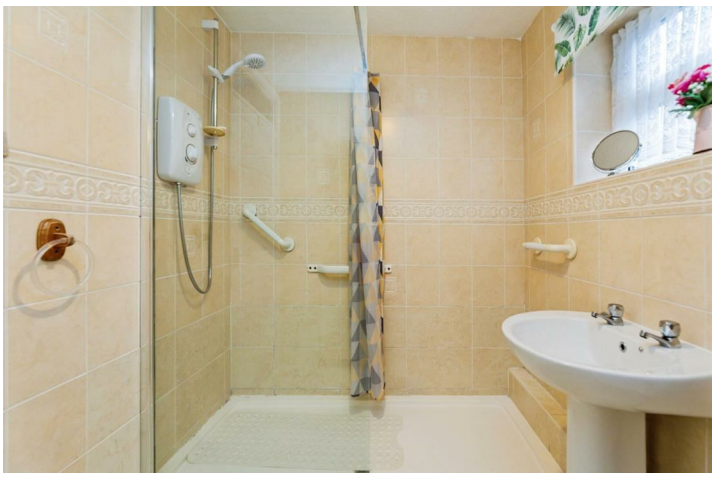
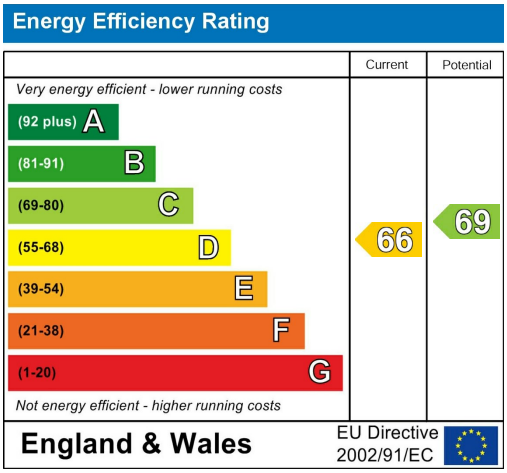
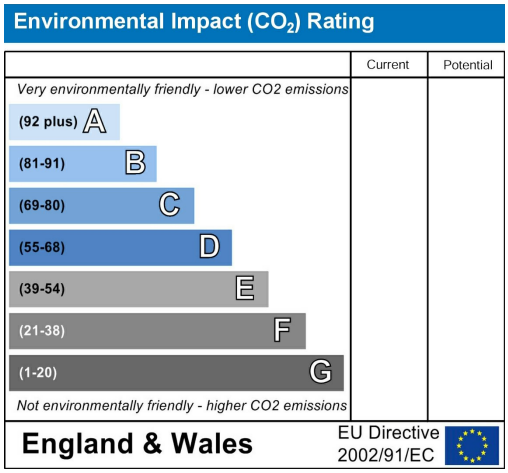






Energy Efficiency Graph

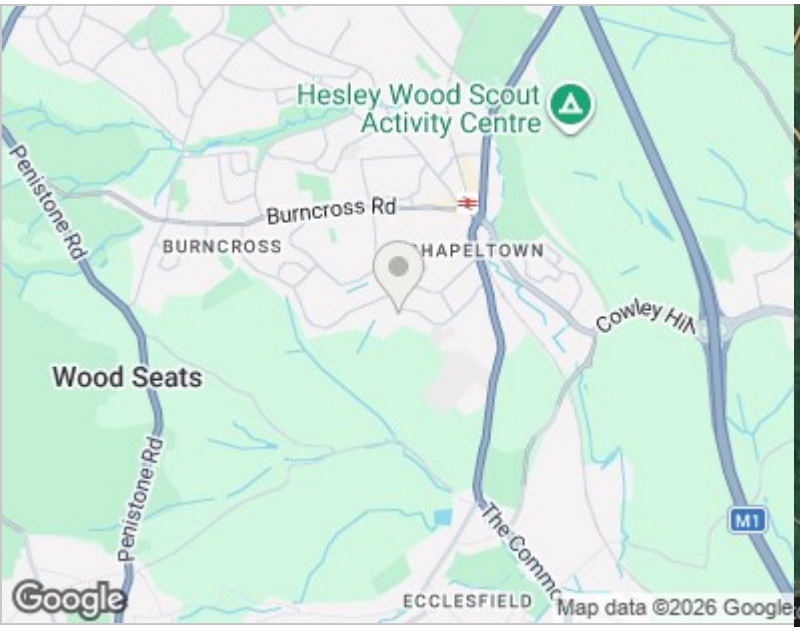




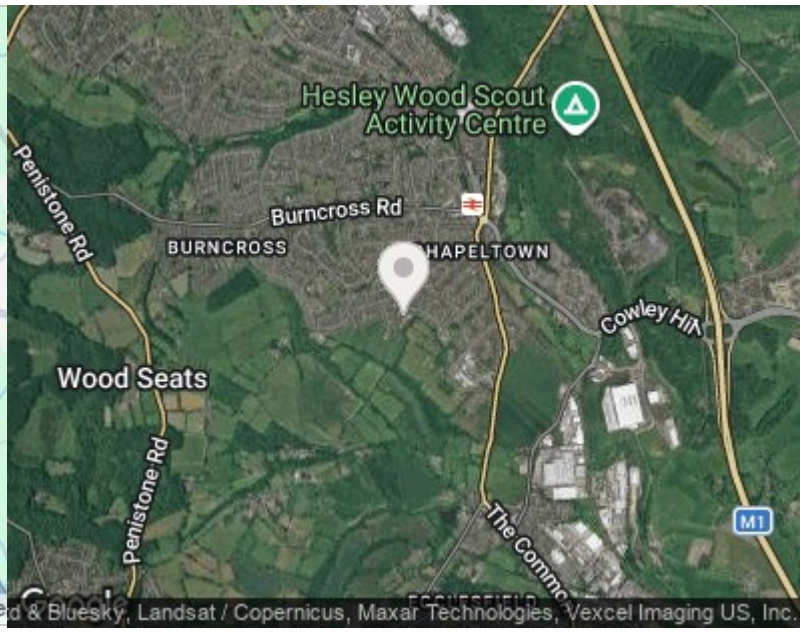
Viewing

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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