Saxton Mee







Stuart Grove Chapeltown Sheffield S35 1WZ
Offers Around £280,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** Situated towards the end of a quiet cul-de-sac in the popular residential area of Chapeltown, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, ideally suited to a range of purchasers. The property benefits from a driveway, integral garage with an electric door, an extended garden room overlooking the rear garden and a modern fitted kitchen, installed approximately five years ago. Further highlights include an open-plan lounge/dining room, a four-piece family bathroom and a boarded loft space.

Access to the property is via a composite side entrance door, which opens into a welcoming entrance hallway. The spacious L-shaped open-plan lounge/dining room provides an excellent setting for both everyday living and entertaining, featuring an electric fire and a designated media wall area. A particular feature of the property is the extended garden room, which enjoys a pleasant outlook over the rear garden, creating an inviting additional reception space. A side-facing uPVC entrance door provides further external access. The modern fitted kitchen, installed approximately five years ago, is equipped with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. An excellent selection of integrated appliances includes a fridge freezer, dishwasher, electric oven, four-ring hob with extractor above and microwave. The kitchen also houses the gas central heating boiler. The integral garage benefits from an electrically operated garage door, providing useful parking or additional storage space.



To the first floor are three bedrooms, offering flexible accommodation to suit a variety of needs, together with a family bathroom fitted with a four-piece suite.

The landing also provides access to a boarded loft space.

- WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- SPACIOUS L-SHAPED LOUNGE/DINING ROOM
- FEATURE MEDIA WALL & ELECTRIC FIRE
- EXTENDED GARDEN ROOM OVERLOOKING REAR GARDEN
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE WELL-PROPORTIONED BEDROOMS
- FOUR-PIECE FAMILY BATHROOM
- DRIVEWAY & INTEGRAL GARAGE WITH ELECTRIC DOOR
- BOARDED LOFT SPACE FOR ADDITIONAL STORAGE















OUTSIDE
To the front is a lawned garden. A driveway leads to the garage with electric door, power and lighting. Access down the side leads to the fully enclosed rear garden with an artificial lawn, and a wooden decked seating area.

LOCATION
Situated in a popular residential area of Chapeltown, Stuart Grove enjoys a convenient location within easy reach of a wide range of local amenities, schools and transport links. Chapeltown offers a thriving local community with an excellent selection of shops, supermarkets, cafés, pubs and everyday services, together with leisure facilities and attractive green spaces nearby. The property is ideally positioned for commuters, with Chapeltown railway station providing connections to Sheffield and surrounding areas, while convenient access to the M1 motorway makes travelling further afield straightforward. Sheffield city centre, Meadowhall Shopping Centre and neighbouring towns are also readily accessible.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: C

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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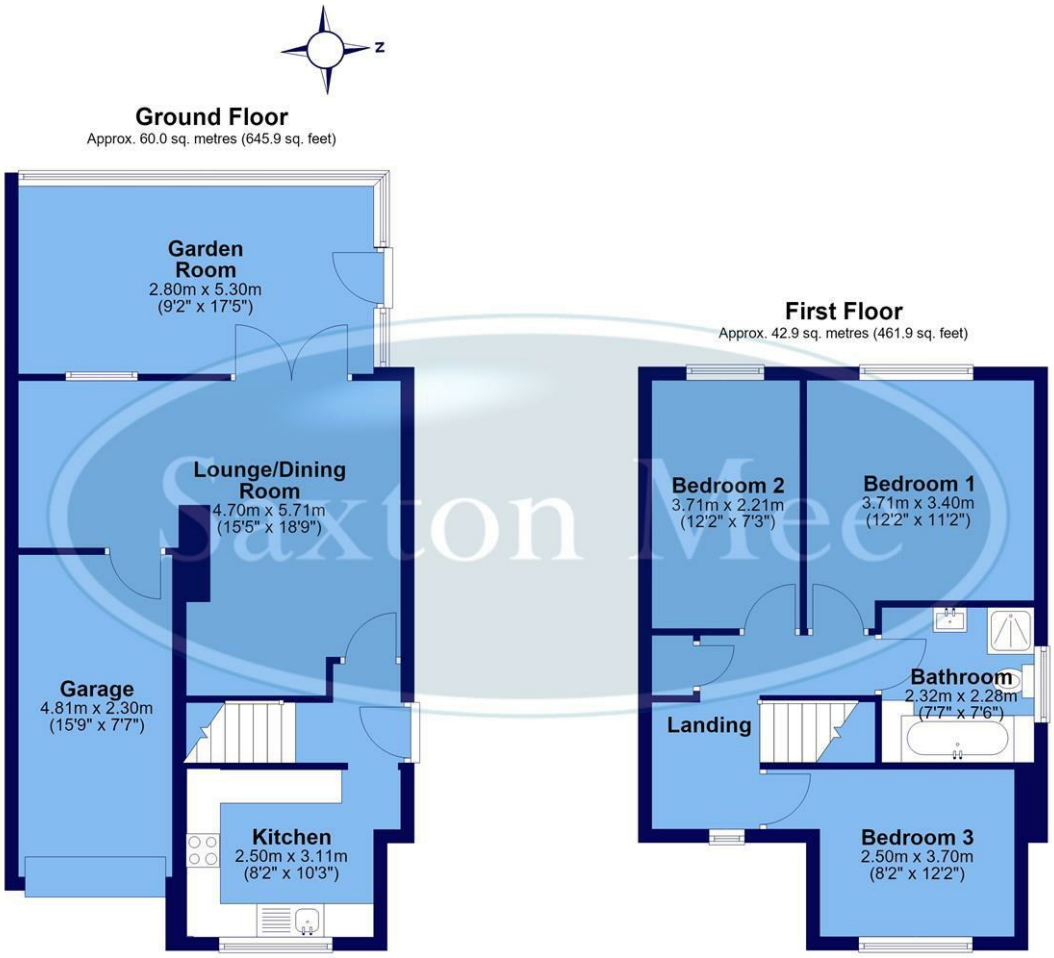

Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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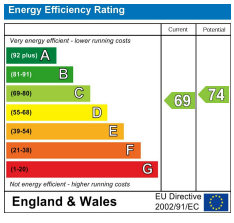

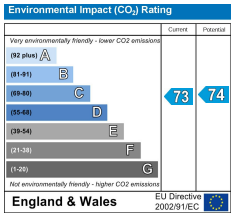

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