



Smithy Carr Avenue Chapeltown Sheffield S35 2ZQ
Offers Around £265,000

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**** NO CHAIN ** FREEHOLD ** SOUTH FACING REAR GARDEN **** Thoughtfully renovated throughout is this three bedroom, two bath/shower room semi detached property which enjoys a south facing rear garden and benefits from a block-paved driveway providing off-road parking for two cars, a garage, gas central heating and uPVC double glazing. The property is located on this sought-after leafy cul-de-sac close to local amenities, surrounded by reputable schools, minutes away from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley.

The well presented living accommodation briefly comprises: enter via a side uPVC composite door into the well proportioned lounge which in turns leads into the kitchen and a dining room/study. The kitchen has underfloor heating and a range of units with a contrasting worktop which incorporates the sink. Integrated appliances include an electric oven, a four ring hob with extractor above and microwave along with and housing and plumbing for a washing machine and dishwasher and space for an American style fridge freezer. The dining room/study has uPVC French doors opening to the rear garden and access to a bathroom. The bathroom has underfloor heating and a three piece suite including bath with overhead shower, WC and wash basin with vanity unit, complemented with an LED mirror.

From the lounge, an open plan staircase rises to the first floor landing with access into the three bedrooms and a wet room. The principal bedroom has a row of fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three has a large mezzanine level. The shower room has underfloor heating, a walk-in shower, WC and wash basin with vanity unit, complemented with an LED mirror.

- THREE BEDROOM, TWO BATH/SHOWER ROOM SEMI DETACHED PROPERTY
- BEDROOM THREE WITH A LARGE MEZZANINE
- WELL PROPORTIONED LOUNGE
- MODERN KITCHEN
- DINING ROOM/STUDY WITH uPVC FRENCH DOORS
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS
- GARAGE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO THE CITY CENTRE, MEADOWHALL, THE M1 & NORTHERN GENERAL HOSPITAL





OUTSIDE

To the front is a block-paved driveway providing off-road parking for two cars and this leads to the garage with an electric door, power and lighting and houses the gas boiler. Steps and a path lead to the side entrance door, and this continues via a gate to the fully enclosed, south facing rear garden which includes a seating area, lawn and garden shed.

LOCATION

Smithy Carr Avenue is ideally placed for local shops and amenities, local schools, recreational facilities and access to the M1 motorway, Meadowhall and the Northern General Hospital.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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.



Total area: approx. 97.1 sq. metres (1045.0 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Very energy efficient - higher running costs			
England & Wales		86	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(35-49)	D		
(19-54)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			