



Arnccliffe Drive Chapeltown Sheffield S35 2BS
Offers In The Region Of £340,000

Arncliffe Drive

Sheffield S35 2BS

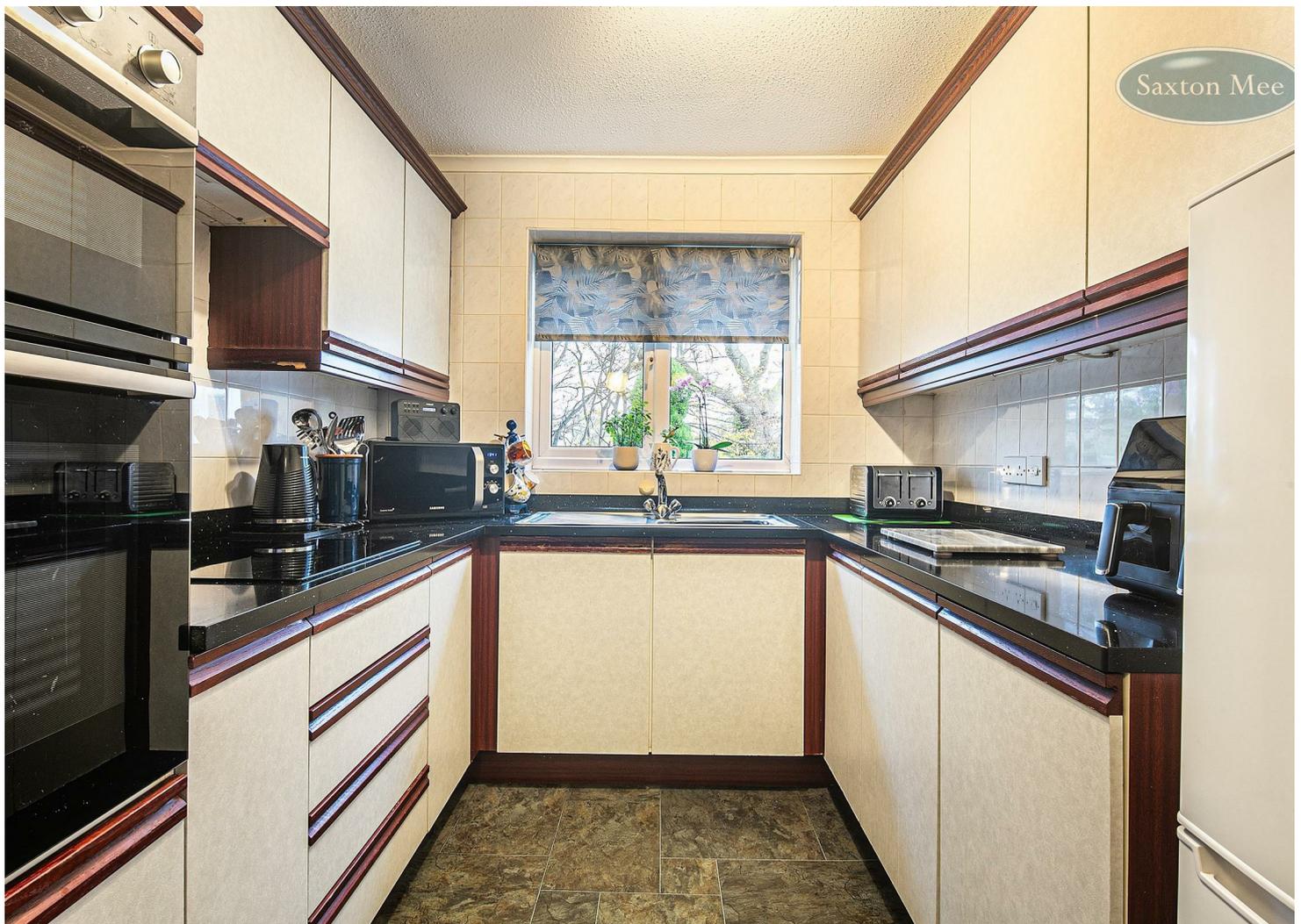
Offers In The Region Of £340,000

**** FREEHOLD **** A fantastic opportunity has arisen to purchase this four bedroom detached property which is situated near the end of this quiet sought-after cul-de-sac in Chapeltown. The property enjoys a lovely south-east facing rear garden and benefits from off-road parking, an integral garage with electric door, uPVC double glazing and gas central heating. The property is well served by local amenities, schooling and excellent transport links with the M1 motorway network and Chapeltown Train Station located close by.

The living accommodation briefly comprises: enter through a composite door into a porch with a downstairs WC and access into the lounge. The good sized lounge has a gas fire set in an attractive surround. A door then opens into the dining room which in turn gives access to the garden room and the kitchen. The extended garden room has uPVC French doors opening onto the rear garden. The kitchen has a range of wall, base and drawer units with a contrasting granite worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above along with space for a fridge freezer. A door then opens into a utility room with sink and drainer inset in a granite worktop, space and plumbing for a washing machine, a side entrance door and access into the integral garage with power and lighting along with access into a useful roof space and houses the gas boiler.

From the lounge, an open plan staircase rises to the first floor landing with access into the partly boarded loft space via pull-down ladders, the four bedrooms and the shower room. The principal bedroom is to the front aspect and has space for furniture. Double bedroom two is to the rear. The shower room has a walk-in shower, WC and wash basin.

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE, DINING ROOM & EXTENDED GARDEN ROOM
- SEPARATE KITCHEN
- DRIVEWAY & GARAGE
- UTILITY ROOM
- GARDENS TO THE FRONT & REAR
- QUIET CUL-DE-SAC
- ACCESS TO AMENITIES, TRANSPORT LINKS & SCHOOLS
- EASY ACCESS TO MOTORWAY NETWORKS





OUTSIDE

To the front is a lawn. A single driveway leads to the integral garage. Access down the side of the property leads to the fully enclosed south-east facing rear garden which is mostly laid to lawn with attractive planted borders and patio. A gate to the rear of garden gives access to Housley Lane.

LOCATION

The property is well served by local amenities, schooling and excellent transport links with the M1 motorway network and Chapelton Train Station located close by.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

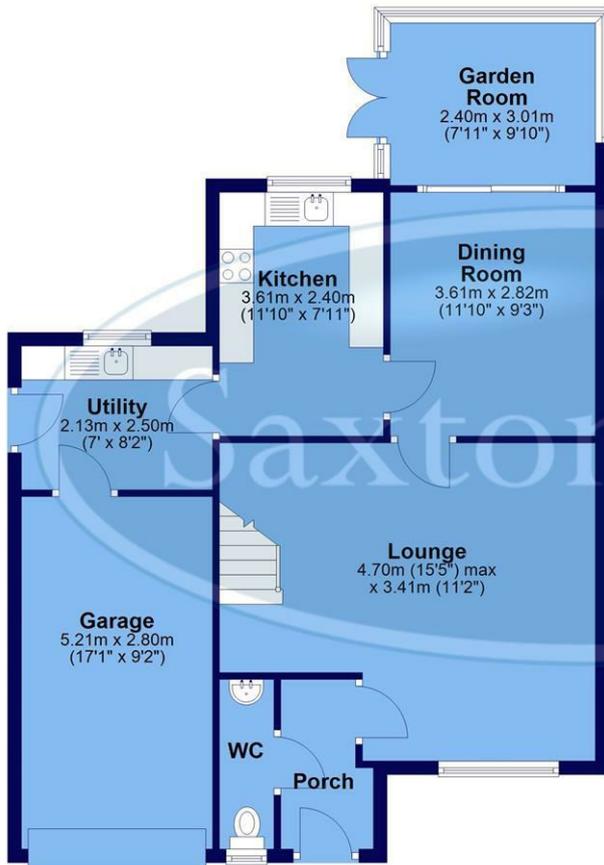
VALUER

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.

Ground Floor

Approx. 79.4 sq. metres (854.2 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 128.4 sq. metres (1382.5 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	73		
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	