



Burns Drive Chapeltown Sheffield S35 1SP
Guide Price £190,000

Burns Drive

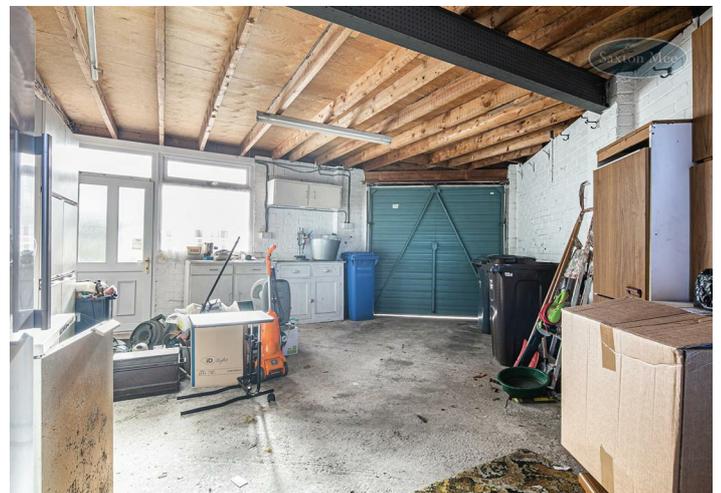
Sheffield S35 1SP

Guide Price £190,000

GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** NO CHAIN ** Situated on this admirable corner plot overlooking the nearby green and benefiting from an excellent size garage, off-road parking, uPVC double glazing and gas central heating is this three bedroom semi detached property. The property could be extended subject to the necessary planning consents and is in need of some updating and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises front uPVC entrance door which opens into the entrance hall. Lounge with a large front window filling the room with natural light. Modern and contemporary kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring induction hob with extractor above. Integrated electric oven and fridge. Pantry off. An open doorway leads into the separate dining room. From the kitchen access into the integral garage with a roller garage door and rear entrance door, ample space for a utility area and there is plumbing for a washing machine and dishwasher. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space and the three bedrooms. Two of which are double in size and both benefiting from fitted wardrobes. Shower room comprising shower cubicle, WC and wash basin.

- VIEWING RECOMMENDED
- EXCELLENT SIZE GARAGE
- OFF-ROAD PARKING
- THREE BEDROOMS
- LOUNGE, DINING ROOM & KITCHEN





OUTSIDE

A gate opens to a path leading to the front entrance door. Front lawn garden. Mature hedgerow. A gravelled driveway leads to the excellent size integral garage. Fully enclosed rear garden which is mostly laid to lawn with a central path.

LOCATION

The property is located close to an array of local amenities, a stones throw from the local countryside, a short drive to Wentworth and the Estate, minutes away from the M1, surrounded by reputable schools and benefits from good public transport routes.

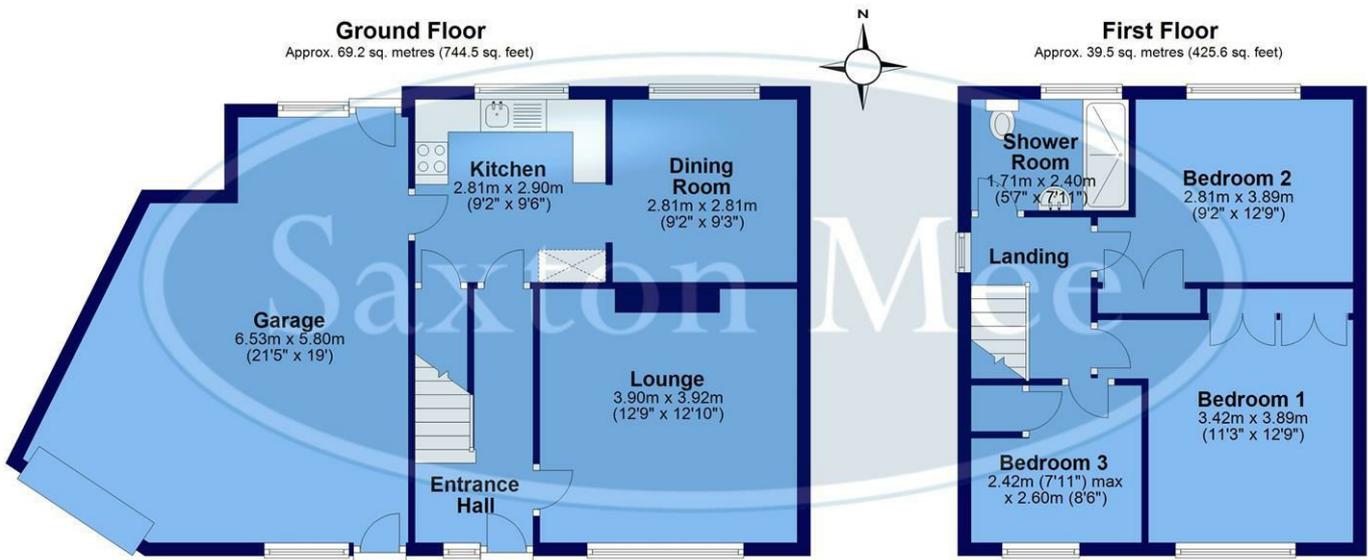
NOTES

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. 108.7 sq. metres (1170.1 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
70	84

Very energy efficient - lower running costs
 (92-101) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
67	81

Very environmentally friendly - lower CO₂ emissions
 (92-101) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC