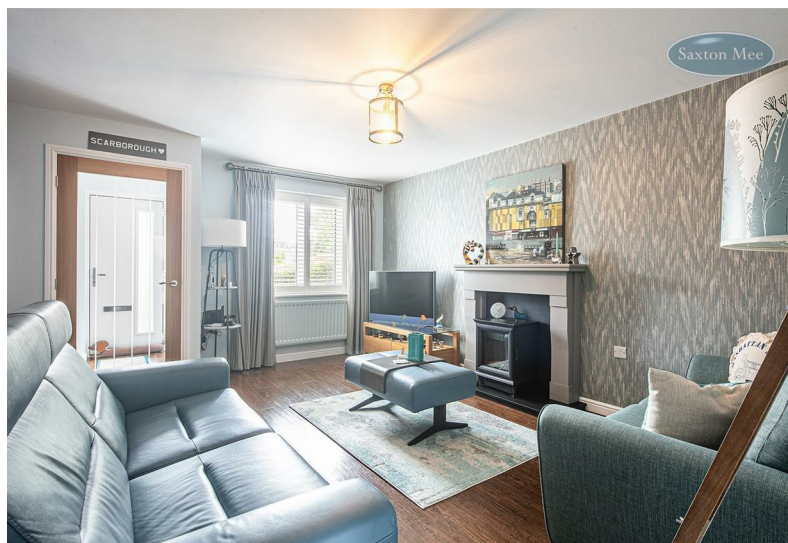




Ironstone Crescent Chapeltown Sheffield S35 3XW
Guide Price £260,000

Ironstone Crescent

Sheffield S35 3XW

Guide Price £260,000

GUIDE PRICE £260,000-£270,000 ** WEST FACING REAR GARDEN ** Situated on this popular residential development, this well-presented three-bedroom semi-detached home offers attractive, modern accommodation and benefits from a driveway providing off-road parking for two vehicles. The current owner is in the process of acquiring the freehold, with the intention that the property will be sold with the freehold on completion, subject to the freehold acquisition completing.

The property has been thoughtfully improved by the current owner, with notable upgrades including new windows and external doors, new soffits, oak internal doors, fitted blinds throughout and a landscaped rear garden. The boiler was replaced approximately two/three years ago.

The accommodation begins with a composite entrance door opening into the entrance lobby, with access to a ground-floor WC. The well-proportioned lounge provides a comfortable and stylish living space, featuring attractive flooring, a modern fireplace with electric fire and bespoke window shutters.

The open-plan kitchen/diner fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob and extractor hood, while there is also plumbing and housing for a washing machine and space for a fridge/freezer. A useful understairs storage cupboard provides additional practicality, while uPVC French doors open directly onto the landscaped rear garden.

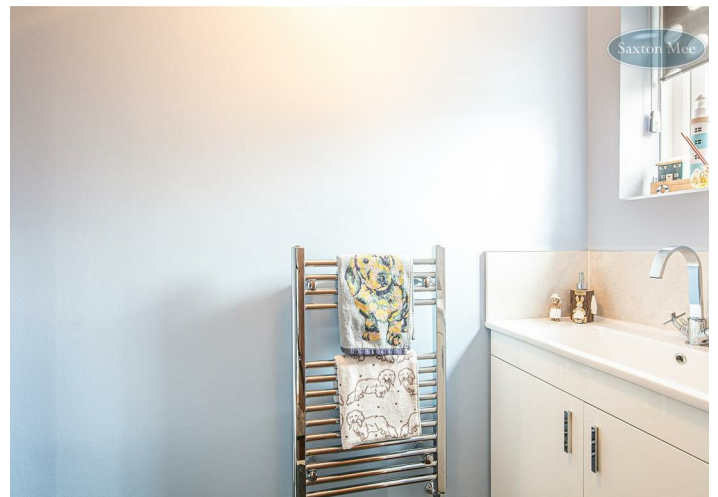
To the first floor are three bedrooms and the family bathroom. The principal double bedroom is positioned to the front of the property, while the second double bedroom enjoys an outlook over the rear garden. Bedroom three also benefits from a storage cupboard over the stairs.

The family bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin, complemented by a chrome heated towel radiator.

The loft, which is partly boarded.

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR RESIDENTIAL DEVELOPMENT
- DRIVEWAY PARKING FOR TWO CARS
- SPACIOUS OPEN-PLAN KITCHEN/DINER
- WELL-PROPORTIONED LOUNGE
- CONVENIENT GROUND-FLOOR WC
- TWO DOUBLE BEDROOMS
- MODERN FULLY TILED BATHROOM





OUTSIDE

A mature hedgerow provides an attractive and established boundary to the front of the property, enclosing a neatly maintained lawned garden. A driveway extends along the side of the property, providing off-road parking for two vehicles.

Gated access leads through to the fully enclosed, west-facing rear garden, which has been thoughtfully landscaped to create an appealing outdoor space. The garden features a patio, ideal for outdoor dining and entertaining, together with a well-maintained lawn.

LOCATION

Chapeltown is a popular and well-connected suburb of Sheffield, offering a wide range of local amenities including shops, supermarkets, schools, leisure facilities and places to eat and drink. Excellent transport connections are also close at hand, with Chapeltown railway station providing convenient links to Sheffield and surrounding areas, while the nearby M1 makes the location particularly suitable for commuters.

MATERIAL INFORMATION

The current owner is in the process of acquiring the freehold, with the intention that the property will be sold with the freehold on completion, subject to the freehold acquisition completing. The property is currently Council Tax Band C.

VALUER

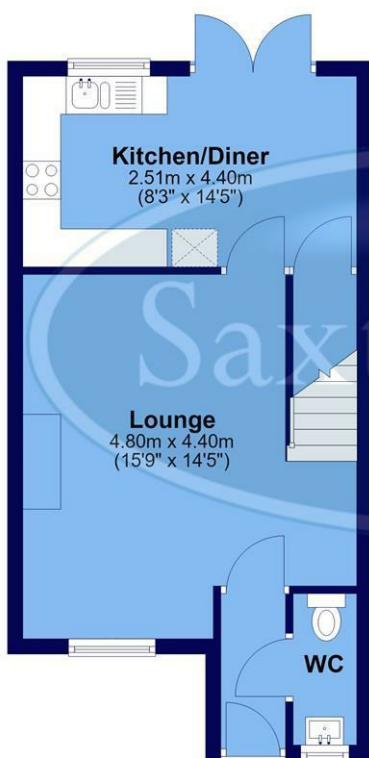
Greg Ashmore MNAEA

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.



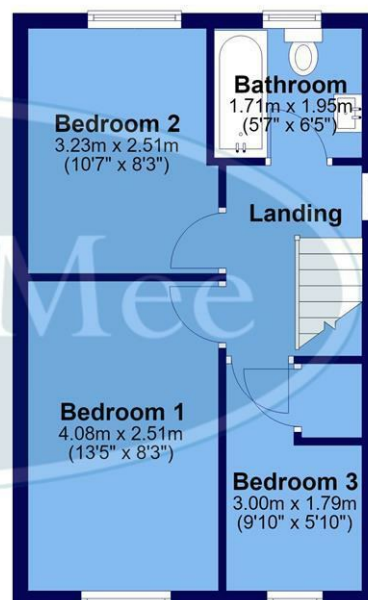
Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 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

