



50, Chantrey Road, Sheffield, S8 8QW



# 50, Chantrey Road

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## Description

Situated at the end of Chantrey Road as it joins Cross Chantrey Road, this much larger than average, end terrace property offers a range of very well proportioned accommodation over three floors and super views from the rear elevation towards the distant moorland. This lovely property also benefits from having a short, block paved drive (that could perhaps provide off road parking for a small car) that leads to the integrated, basement garage which in turn opens up to the extensive cellarge. It is suggested that with the right consents this whole level could be developed into additional accommodation if required, perhaps as an annexe or a self contained apartment that could be let out to supplement ones income. The large, south facing rear garden is also a super feature of this home, the garden has sun on it from mid morning through to watching the sunset in the evening. It is rare to find such a large garden in the area and there is obviously plenty of space here also to extend into or landscape to the next owners standards. The property is approached via a UPVC framed porch that offers plenty of storage space for coats and shoes etc and opens into an entrance lobby that serves the sitting room and dining room. In the dining room there is a bay window and attractive parquet flooring that continues into the larger than average, offshot dining kitchen. On the first floor there are two excellent double bedrooms and a colossal bathroom that could easily be split to form an ensuite to one of the bedrooms if preferred. On the second floor there are two further double bedrooms and plenty of space in the eaves for storage if required. All in all a superb, larger than average home with plenty of potential for further development and many attractive features.

- Four double bedrooms including one that is of a particularly generous size.
- Sitting room with stripped and stained floorboards.
- Large dining room with attractive parquet flooring and a bay window.
- Larger than average offshot dining kitchen with elegant black granite work surfaces set over white gloss base units.
- Huge family bathroom with period suite including a high flush W.C and a cast bath with Victorian style taps.
- Short, block paved driveway to accommodate a small electric car perhaps and an integrated basement garage that doubles as a utility room.
- Two further basement rooms that offer potential for further development if the necessary consents were acquired.
- Large, south facing, lawned garden.
- Super location, close to extensive local amenities, transport links, highly regarded schooling and shopping.
- EPC rating D61, Freehold and Council Tax Band B.





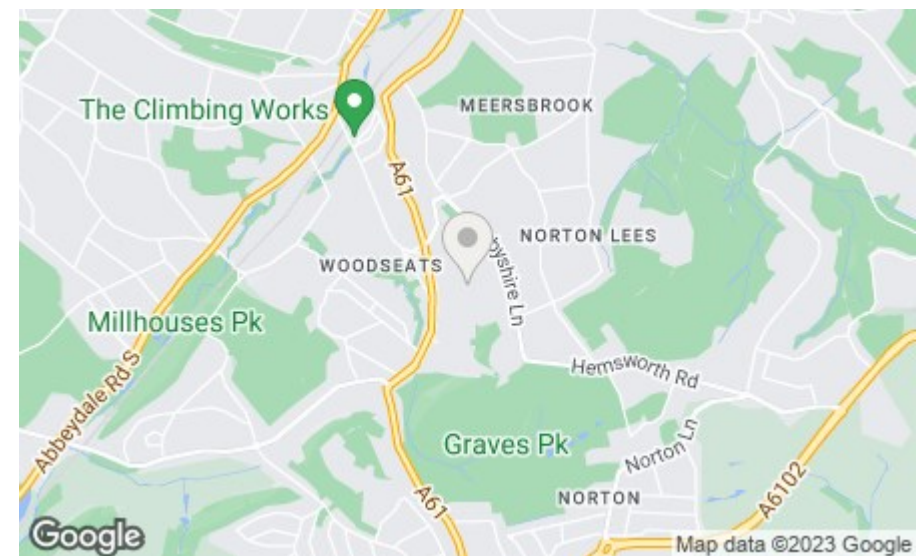






THE CELLARS AND GARAGE ARE NOT INCLUDED IN THE TOTAL FLOOR AREA  
TOTAL FLOOR AREA: 1539sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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