

47 Chorley Drive, Fulwood, Sheffield S10 3RQ



An exciting opportunity has arisen to purchase this bright and spacious three double bedroom detached bungalow which enjoys far reaching views, a south facing garden and is located on one of Fulwoods most popular cul-de-sacs! Perfect for families, the property requires some updating yet has been lovingly maintained over the years, offering the purchaser the chance to put their own stamp on it. Positioned within the catchment area of Hallam and Tapton schools, there is easy access to shops, universities and hospitals with regular transport links close by. Highlights include large gardens, off road parking and a detached garage, upvc double glazing and gas central heating, spacious reception rooms and the opportunity to improve/extend subject to the usual building/planning regulations approval. In brief, the property comprises; Entrance hallway, lounge with bi-folding doors to the dining room, breakfast kitchen, three double bedrooms (the master with an additional jack and jill wc), a family bathroom and separate wc. Outside, there is a driveway leading to a detached garage and lawn to the front, a side patio area and to the rear there is a beautifully landscaped south facing patio and lawn with borders/shrubs surrounding. Available with NO CHAIN INVOLVED – A viewing is essential, call Archers Estates to visit today!

- DETACHED BUNGALOW
- DRIVEWAY AND GARAGE
- REQUIRES UPDATING

- THREE DOUBLE BEDROOMS
- NO CHAIN INVOLVED
- CUL-DE-SAC LOCATION

- SOUTH FACING GARDEN WITH VIEWS
- IDEAL FOR FAMILIES
- HALLAM/TAPTON CATCHMENT

£425,000



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to the property is gained through a front facing pvc entrance door which has upvc double glazed windows surrounding and leads to the entrance hallway, which is wide and inviting and has a radiator, useful storage cupboard and doors lead to all rooms.

LOUNGE

A bright and spacious lounge, having rear facing upvc double glazed sliding patio doors leading to the garden which enjoy far reaching views, a radiator, gas fire with wooden surround and bi-folding doors lead to the dining room.

DINING ROOM

Another bright and airy room, the dining room has side and rear facing upvc double glazed windows bringing much light into the room, a radiator and ample space for a dining table and chairs.

BREAKFAST KITCHEN

A good sized kitchen which has fitted wooden wall and base units with a laminated worksurface area incorporating a composite sink and drainer unit and electric hob with extractor above. With integrated appliances including an electric oven and grill and a fridge, and space for a washing machine. There is tiling to the walls, a radiator, vinyl flooring, a side facing upvc double glazed window and side facing pvc door leading to the outside.

MASTER BEDROOM

A spacious double sized master bedroom which has a front facing upvc double glazed window, radiator, fitted wardrobes and a door leading to the separate wc.

JACK AND JILL WC

A useful recent addition to the property which has a jack and jill style layout, giving direct access to the master bedroom and bathroom. With a modern low flush wc, vanity wash basin, tiling to the wet areas, and vinyl flooring.

BEDROOM TWO

The second bedroom is another double sized room which has a front facing upvc double glazed window, radiator and fitted wardrobes.

BEDROOM THREE

Another double sized bedroom which has a radiator and a side facing upvc double glazed window.

BATHROOM

A good sized bathroom which has a suite comprising of a panelled bath with shower over, recently fitted additional shower enclosure and a pedestal wash basin. With a radiator, vinyl flooring, partially tiled walls and a side facing upvc double glazed window.

SEPARATE WC

Having a low flush wc, pedestal wash basin, a radiator, vinyl flooring and side facing upvc double glazed window.

OUTSIDE

To the front of the property there is a driveway and lawned garden with steps descending to the entrance door. To the side of the property there is a detached garage, which has an electric roller door, space for a dryer, housing for the meters and a side facing door which leads to the additional patio area. To the rear there is a beautifully landscaped garden which has a patio area enjoying breathtaking south facing views across Sheffield, with plants/borders and paved access to the large lawn which is surrounded by hedging.

TENURE

We have been informed the property is of Leasehold tenure. Further information can be provided upon request.

VIEWINGS

Viewings are strictly by appointment only. Contact Archers to book an appointment.



Ground Floor

Approx. 94.9 sq. metres (1021.8 sq. feet)



Total area: approx. 111.2 sq. metres (1196.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

EPC RATING D



ARCHERS

ESTATES

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