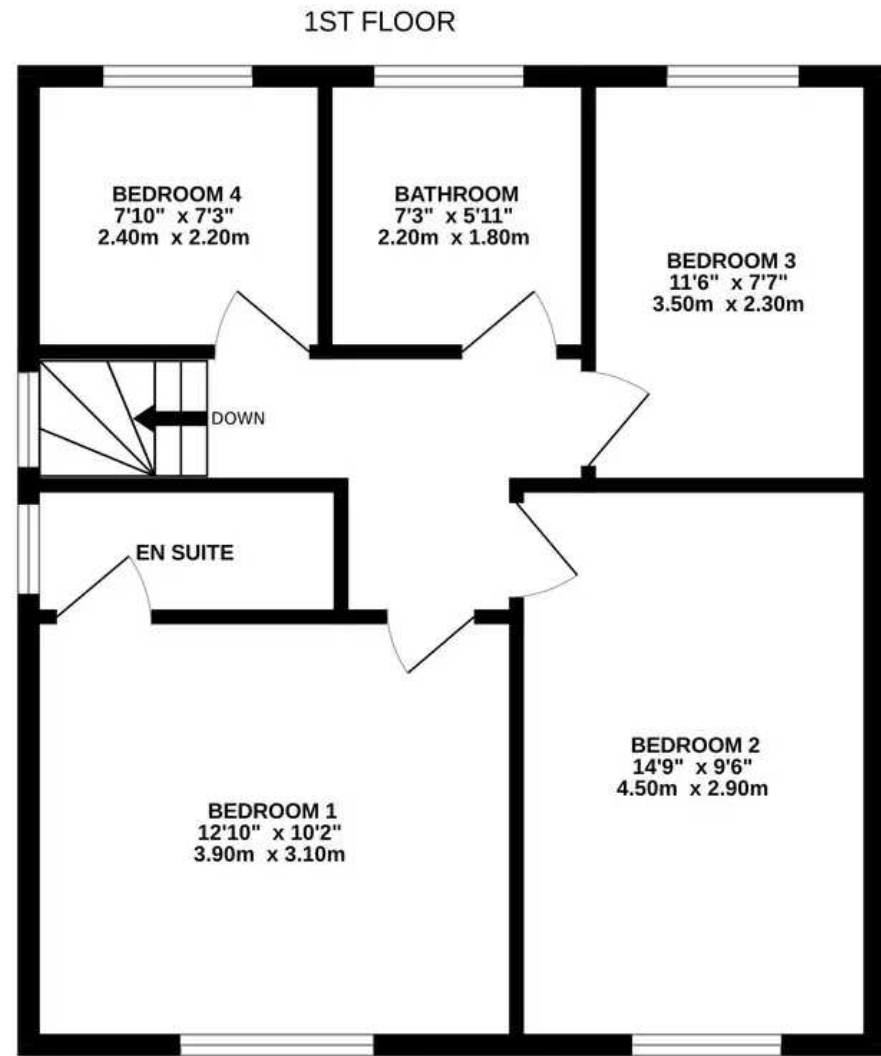
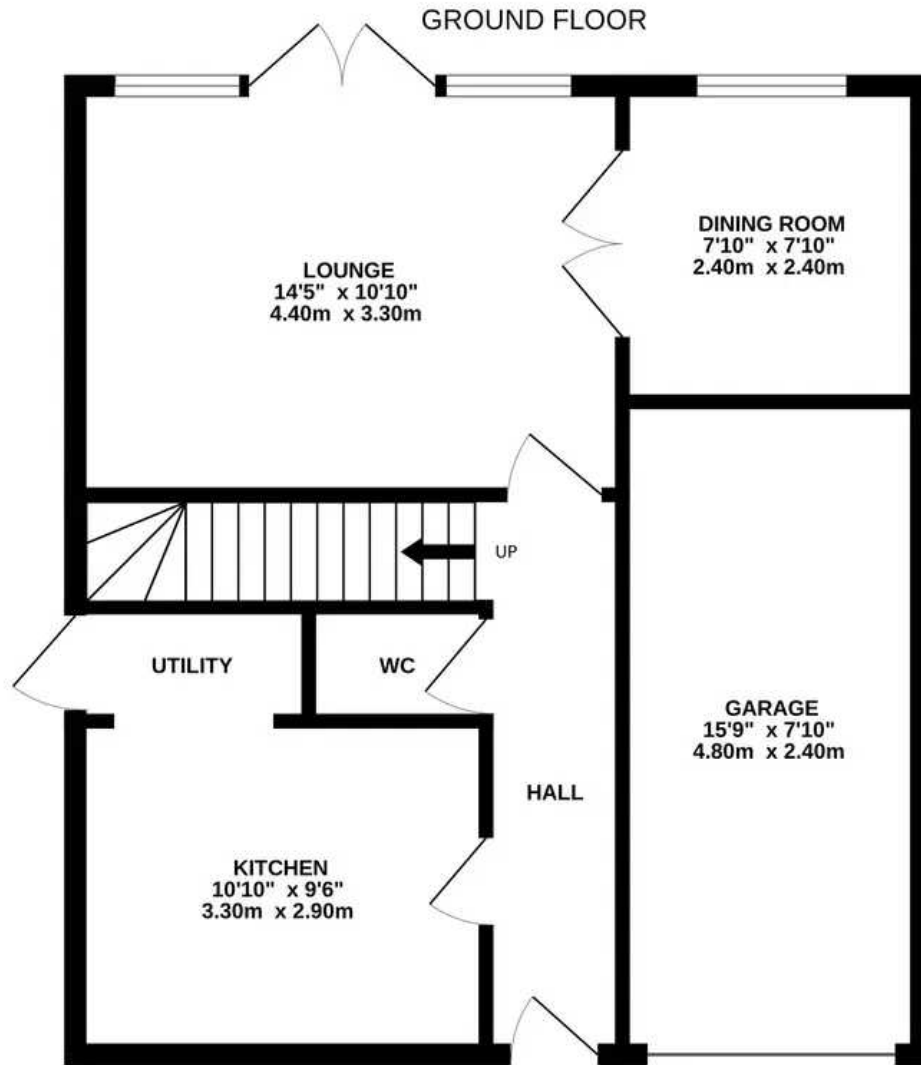




Ironstone Drive, Chapeltown

Sheffield

Offers in Region of **£325,000**



IRONSTONE DRIVE

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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Ironstone Drive

Chapelton, Sheffield

POSITIONED IN THIS QUIET OFF SHOOT WITH NO PASSING TRAFFIC, ON THIS POPULAR RESIDENTIAL DEVELOPMENT, WE OFFER TO THE MARKET THIS FOUR BEDROOM DETACHED FAMILY HOME OFFERING A CONVENIENT POSITION CLOSE TO LOCAL AMENITIES AND MAJOR TRANSPORT LINKS. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, downstairs W.C., breakfast kitchen, utility, living room and dining room. To the first floor, there are four bedrooms including principle bedroom with en-suite plus the family bathroom. Outside, there is off street parking to the front leading to the integral garage and enclosed garden to the rear. The EPC rating is C-72 and the council tax band is D.





ENTRANCE HALL

Entrance gained via composite and decoratively glazed door into the entrance hall, with two ceiling lights, coving to the ceiling, central heating radiator, wooden flooring and staircase rising to the first floor.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light, extractor fan and central heating radiator.

BREAKFAST KITCHEN

With space for a table and chairs, the kitchen has a range of wall and base units in a cream shaker style with laminate worktops, tile splashbacks and tiled floor. There is an integrated electric oven with four burner gas hob and extractor fan over, plumbing for a washing machine, space for a fridge and a one and a half bowl sink with chrome mixer tap over. There is ceiling light, central heating radiator and uPVC double glazed window to the front. An archway leads through to the utility area.

UTILITY

With continuation of the laminate worktops, plumbing for a washing machine and a composite and obscure glazed door to the side of the home. There is ceiling light, extractor fan, central heating radiator, continuation of the tiled floor and a door opening to the pantry.

LIVING ROOM

A rear facing principal reception space, with the main focal point being a coal effect gas fire set within a surround. There is ceiling light, coving to the ceiling and central heating radiator. Twin French doors in uPVC with windows along side give access to the rear garden.



DINING ROOM

A versatile additional reception space, that could also be used as a snug, playroom or home office. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing. A spacious landing with spindle balustrade, ceiling light, central heating radiator, uPVC double glazed window to the side, access to useful storage cupboard and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

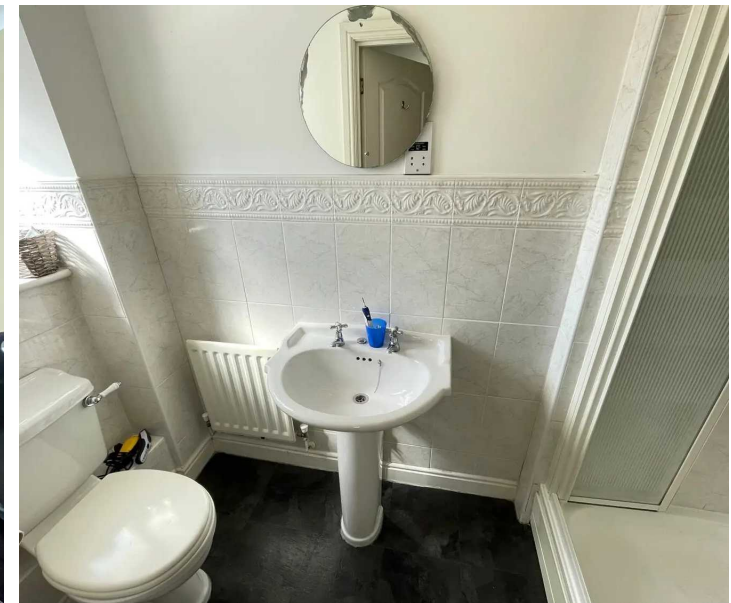
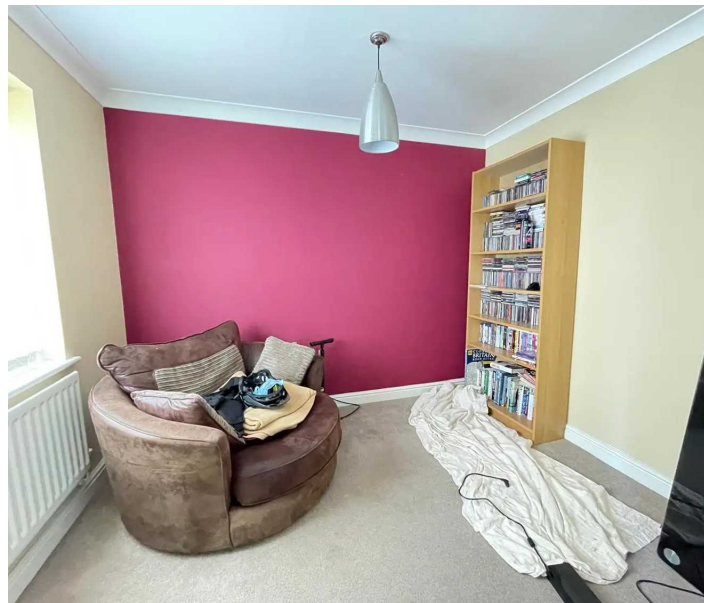
A generous double bedroom with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower enclosure with mains fed mixer shower within. There is ceiling light, extractor fan, shaver socket, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the side.

BEDROOM TWO

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.





BEDROOM THREE

A rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

Currently used as a dressing room/study, there is ceiling light, central heating radiator and uPVC double glazed window to the rear.

HOUSE BATHROOM

Comprising a three piece white suite in the form of close couple W.C., pedestal basin with chrome taps over and bath with chrome mixer tap and shower attachment. There is ceiling light, extractor fan, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a tarmacked driveway proving off street parking leading to the integral garage, with an up and over door which provides further off street parking, storage and indeed scope for further conversion given the necessary planning and consents. Also to the front is a low maintenance gravelled area with shrubs. A path to the side of the home leads to a timber gate which opens to the rear garden. To the rear is an enclosed garden with perimeter fencing and lawned space.





ADDITIONAL INFORMATION

The EPC Rating is C-72, the Council Tax Band is D and we are informed by the vendor that the property is Freehold. We are also informed by the vendor that a brand new boiler has been installed.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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