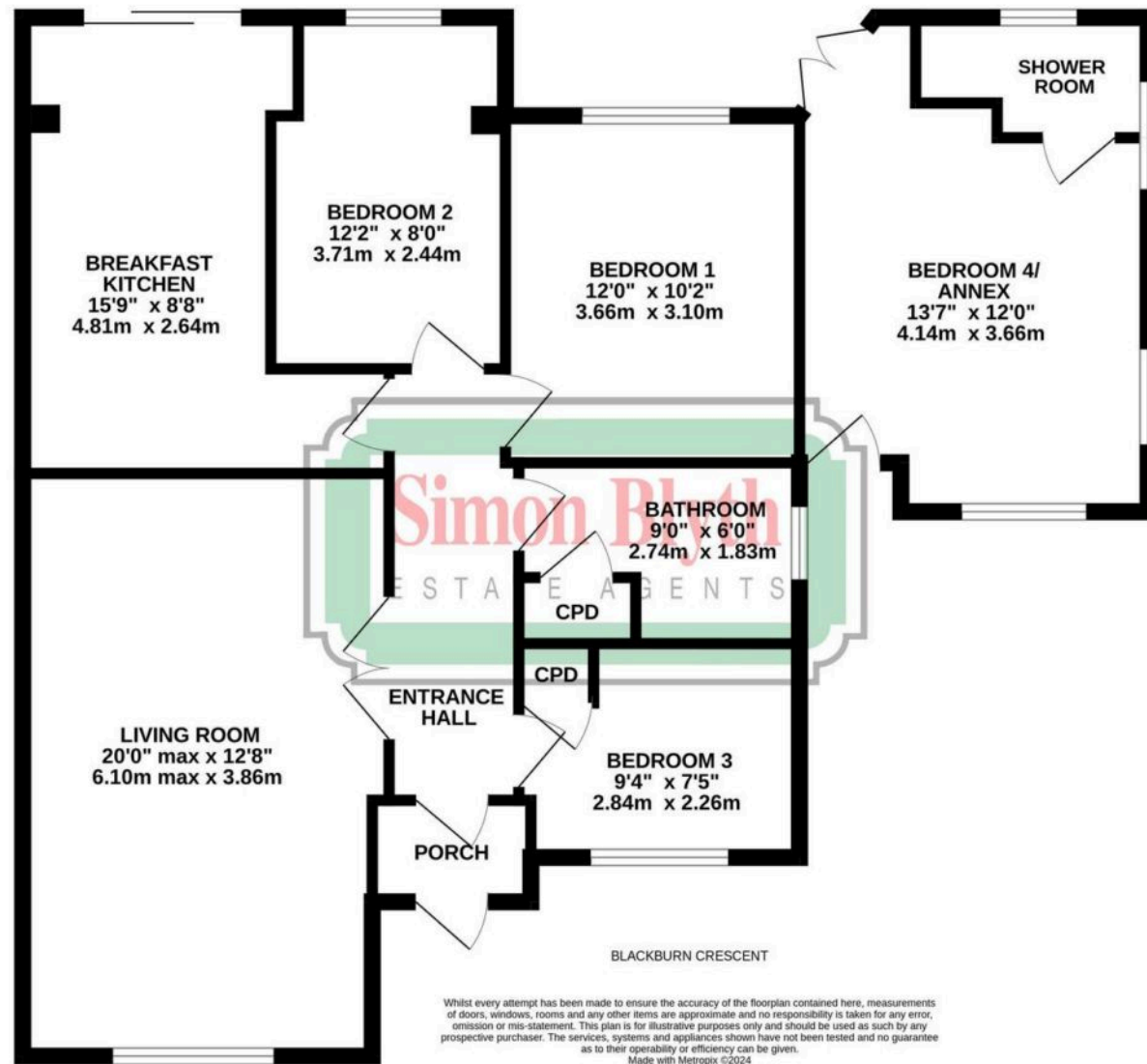




Blackburn Crescent, Chapeltown

Sheffield

Offers In The Region Of **£270,000**





Blackburn Crescent

Chapelton, Sheffield

A SPACIOUS THREE BEDROOM DETACHED TRUE BUNGALOW, WITH THE GARAGE CONVERSION CREATING A SEPARATE SELF CONTAINED LIVING QUARTER AND IS OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASE OF REACH OF CHAPELTOWN'S MANY LOCAL AMENITIES INCLUDING SHOPS AND TRAIN STATION. THIS SINGLE STOREY HOME OFFERS INTERCHANGEABLE ACCOMMODATION IN THE FOLLOWING CONFIGURATION; Entrance porch, entrance hall, breakfast kitchen, spacious living room, three bedrooms and bathroom. Via it's own entrance, is the adjoining annexed accommodation which could provide sleeping quarters and is equipped with it's own kitchen and en-suite shower room. The EPC rating is D-67 and the council tax band is D.



ENTRANCE

Entrance gained via uPVC and obscure double glazed door into the entrance porch.

ENTRANCE PORCH

With a further uPVC and obscure glazed door leading through to the entrance hallway, with two ceiling lights each with ceiling rose, coving to the ceiling, central heating radiator and access to the following rooms.

BREAKFAST KITCHEN

With ample space for a dining table and chairs, the kitchen has a range of wall and base units in an ivory shaker style with solid wood block worktops and tile splashbacks. There are integrated appliances in the form of a stainless steel electric oven and four burner gas hob with extractor fan over, there is plumbing for a washing machine and space for further appliances. There is ceiling light, central heating radiator and a sliding uPVC double glazed door leading onto the rear decking.

LIVING ROOM

An excellently proportioned principal reception space with ample room for a dining table and chairs if so desired. There are two ceiling lights, coving to the ceiling, two central heating radiators and uPVC double glazed window to the front. The room is accessed via twin timber and glazed doors from the entrance hallway.



BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Positioned to the front of the home, there is a built in cupboard, ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and Triton electric shower over with concertina glazed shower screen. There is ceiling light, full tiling to the walls and floor, central heating radiator and built in cupboard.



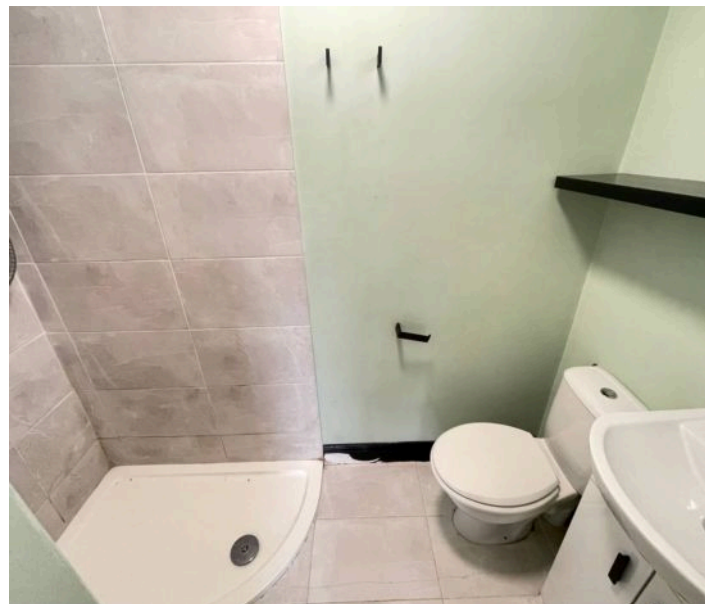


GARAGE CONVERSION

On the site of the former garage, this has its own separate access via uPVC double glazed door leading into a versatile space, which could be used as a bedroom or additional reception space. There are a range of wall and base units in a wood effect with laminate worktops, space for appliances and a stainless steel sink with chrome mixer tap over creating a kitchenette area. There is ceiling light, central heating radiator, uPVC double glazed window to the front and side and wooden flooring. A door opens through to the shower room, comprising of a close coupled W.C., basin set within vanity unit and corner shower unit with shower within. From the room, there are twin French doors in timber and double glazing leading onto the rear decking. A highly flexible space, that may well be used as a fourth bedroom, additional reception area or may well be ideal for those working from home.

OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking with a pedestrian path and also to the front is a planting area with rockery. The path continues to the side of the property which in turn reaches the rear garden via a timber gate. To the rear, there is a fully enclosed garden with a lawned area, low maintenance gravelled beds, pond, space for a shed and an extensive partly covered decked area immediately behind the home.





ADDITIONAL INFORMATION

The EPC Rating is D-67, 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 there are no building regulations for the former garage conversion, that is now the Annex.

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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FREE VALUATIONS

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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



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