

# Crucible Homes



Thorncliffe Lane  
Sheffield, S35 3XX

Guide Price  
£160,000-£170,000

## Overview

DOUBLE GARAGE AND OFF ROAD PARKING

BEAUTIFULLY PRESENTED THROUGHOUT

TWO BEDROOMS

GENEROUS KITCHEN DINER

GREAT LOCATION

PERFECT FOR FIRST TIME BUYERS



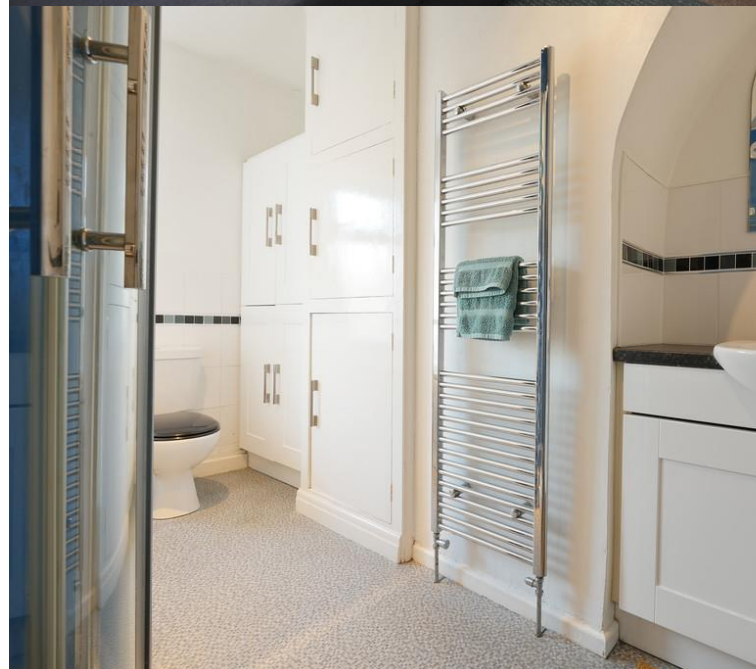
## Description

**SUMMARY DESCRIPTION** Crucible Homes is delighted to present this beautifully presented two-bedroom home, ideally situated in the popular area of Chapeltown.

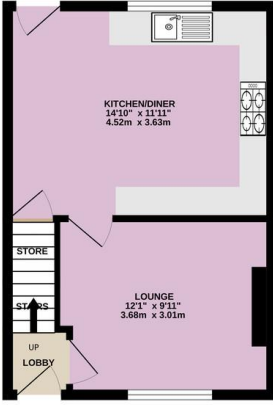
The accommodation briefly comprises an entrance hallway, a spacious living room, and a modern kitchen diner, complete with space for a range cooker and integrated appliances, including a fridge, freezer, washing machine, and dishwasher. Upstairs, you'll find two generously sized bedrooms and a bathroom featuring both a separate bath and shower. Outside, the property benefits from a rear yard, a double garage, and off-road parking-an exceptional advantage for a home of this style.

Perfectly located just moments away from a supermarket, shops, pubs, and other local amenities, Chapeltown offers convenience and excellent connectivity. It's ideal for commuting to Sheffield city centre or accessing the M1 motorway.

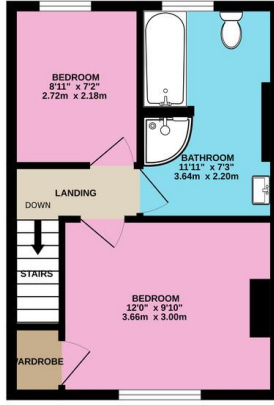
This home is perfect for first-time buyers taking their first step on the property ladder or those looking to downsize. Contact our office today to arrange a viewing and see all this fantastic property has to offer.



GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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, omissions or mis-representations. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

