



7 Arundel Road, Chapeltown, Sheffield, S35 2RB
Price guide £165,000 to £175,000

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Chapeltown

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PRICE GUIDE £165,000-£175,000 Combining a host of original features with a modern feel is this extended, three double bedroom, semi detached property which benefits from off road parking and a south facing rear garden. The property also benefits from recently installed uPVC double glazing and gas central heating and in brief, the living accommodation set over three spacious levels comprises: a newly fitted composite entrance door opens into the entrance hall. Kitchen/diner having a range of wall, base and drawer units, integrated dishwasher and electric oven, four ring gas hob and extractor, housing and plumbing for a washing machine, space for fridge freezer, freestanding central island, storage cupboard, bi-fold door open to the lounge with a cast iron multi fuel stove installed into the exposed brick chimney breast.

- EXTENDED AND SPACIOUS ACCOMMODATION
- IDEAL FAMILY HOME
- VIEWING RECOMMENDED
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING





Extended garden room with Plinkington self cleaning windows and a tinted roof, uPVC French doors opening out onto the rear garden allowing lots of natural light in. First floor: storage cupboards. Two good size bedrooms, bedroom two benefiting from fitted wardrobes. Family bathroom including bath with shower, WC and wash basin. Second floor: attic bedroom three with Velux windows and fitted storage. Note: The Worcester Bosch boiler comes with a five year guarantee.

Outside: to the front is an off road parking space. A gate gives access down the side of the property to the larger than average, fully enclosed, south facing rear garden which includes a wooden decked terrace, two lawn gardens, gravelled area, apple trees, greenhouse, brick built outbuilding and vegetable patch.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

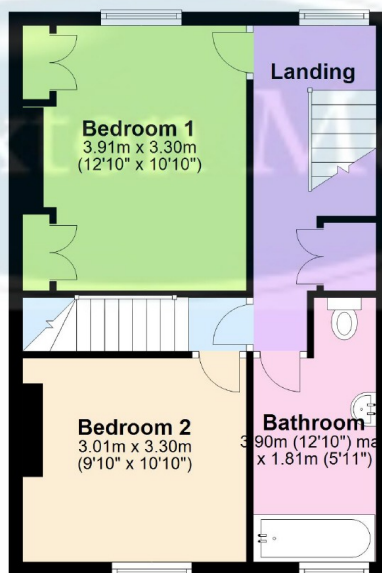
Ground Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



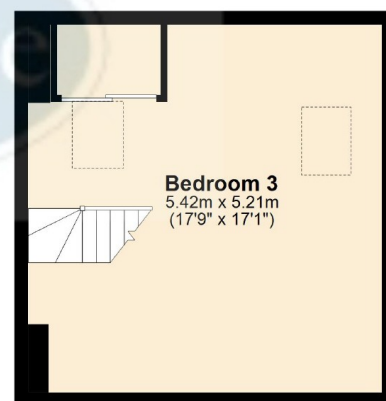
First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Second Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
		82	53

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
		82	50