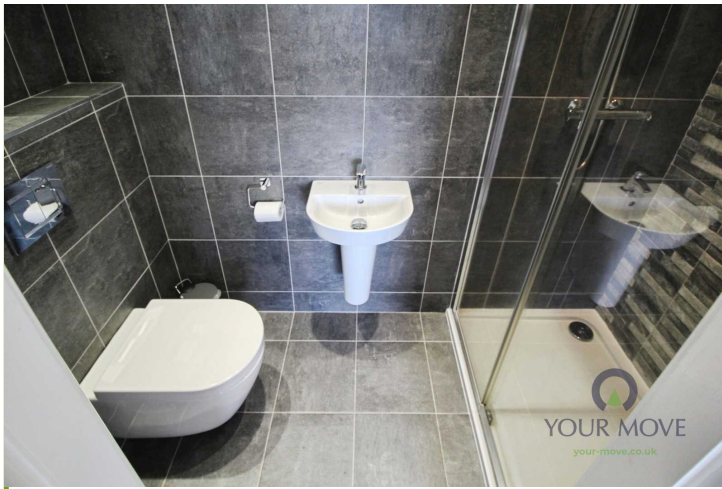




Blackburn Crescent, Chapeltown,
Sheffield, Sheffield, S35

Asking Price: £395,000

Tenure: Freehold



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Council Tax Band: C
EPC Rating: TBC
Local Authority: Sheffield City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented 4-bedroom detached house for sale in Chapeltown, Sheffield, offering an en-suite to the main bedroom, generous storage, large garage and ample parking, a mature private garden, and convenient access to local amenities, schools and strong rail and road links for commuters.

Overview

This detached 4-bedroom house in Chapeltown, Sheffield is offered ****for sale**** and presents in very good internal condition. The ground floor comprises a reception room, a kitchen and a convenient downstairs WC. Upstairs, there are four bedrooms, three of which benefit from fitted wardrobes, and two bathrooms, including an en-suite to bedroom one. The property also offers a large garage, ample off-street parking and a mature, private rear garden. Chapeltown provides a range of everyday amenities, including supermarkets, local shops, cafés and pubs, predominantly around the high street and surrounding roads. Nearby green spaces and local parks offer opportunities for walking and recreation.

Location

Transport links are a particular advantage. Chapeltown railway station is within easy reach, providing services to Sheffield in around 15 minutes and to Leeds in approximately 45–50 minutes, making the property suitable for those commuting to major employment centres. Road connections are strong, with convenient access to the M1, offering routes towards Sheffield, Rotherham, Barnsley and beyond. Schooling in the wider Chapeltown area includes a selection of primary and secondary schools, making this detached house a practical option for

households seeking educational facilities nearby. Council Tax is currently band C.

Our View

Overall, this 4-bedroom detached house for sale in Chapeltown combines a good internal specification, useful bedroom storage, en-suite facilities, and generous parking and garaging, alongside accessible local amenities and strong regional transport connections

Entrance Hall

A door to the front leads into the entrance hall with access to the downstairs accommodation. There is a door into the downstairs cloakroom which comprises of a low level w/c, wash hand basin with tiled splash back.

Lounge/Diner

23'7" x 17' x 8'10" (7.2m x 5.18m x 2.7m)
This ample lounge/diner benefits from a large window to the front and French patio doors to the rear, allowing for natural light to flood the room. There is a sleek and modern wall mounted electric fire and open plan staircase rising to the first floor.

Kitchen

13'9" x 9'10" (4.2m x 3m)
Fitted with a matching range of wall and base units with roll edge work surfaces. There is a free standing range cooker with stainless steel splash back and cooker hood. There is an integrated sink with drainer and mixer tap over and dishwasher. There is space for a fridge/freezer, washing machine and dryer. There is a window to the rear, door to the rear.

Garage

13'5" x 16'1" (4.1m x 4.9m)
Having an electric roller top door, power and lighting.

Landing

Cupboard housing the hot water tank

Bedroom One

11'2" x 17'5" (3.4m x 5.3m)
Having a full wall of fitted wardrobes, window to the front and rear and door into the en-suite.

En-Suite

A white suite comprising of low level w/c, pedestal sink, walk in shower and tiled walls and floor.

Bedroom Two

11'2" x 9'6" (3.4m x 2.9m)
Having a full wall of fitted wardrobes, window to the front.

Bedroom Three

10'2" x 9'6" (3.1m x 2.9m)
Having a full wall of fitted wardrobes and window to the rear.

Bedroom Four

6'7" x 6'11" (2m x 2.1m)
Having a window to the front

Family Bathroom

7'3" x 5'3" (2.2m x 1.6m)
Comprising of a low level w/c, pedestal sink and panelled bath with shower over. The walls are tiled, there is wood effect flooring, window to the rear

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

