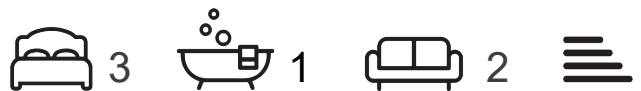




30 Thornbrook Gardens

Chapelton, Sheffield, S35 2BA

Guide price £225,000



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GUIDE PRICE £225,000-£235,000

NO CHAIN! This three bedroom semi detached is perfect a first time buyer or a family starting out situated on a quiet cul de sac in the popular area of Chapelton. Including a modern kitchen and bathroom, lounge diner, conservatory, three bedrooms and a garden room that has potential to be kennels, a bar or a play room. The property has parking for several cars and a great size garden.

Chapelton centre is a short walk away where the train station is situated providing links to Sheffield, Barnsley and Leeds. There are also lots more shops, supermarkets, cafes and the famous TRAXX market located here.

The transport links are ideal from this location with the M1 being so close and also bus routes straight through to areas in Sheffield and Barnsley.

COUNCIL TAX BAND C

LEASEHOLD - 100 years left (just been extended 2022) - £50 annual payment

Entrance Porch

External door leading into a porch with room for shoes and coats. Door leading into the hallway.

Hallway

Doors leading to the kitchen and lounge. Stairs leading to the first floor landing.

Kitchen

Wall and base units with space for washing machine, fridge freezer, oven and grill, hob with extractor fan and sink with drainer. Front facing window.

Lounge Diner

Spacious room ideal for a family. Side facing window. Built in under the stairs storage cupboard. Double doors leading to the conservatory.

Conservatory

Another reception room that has the potential to be a dining or play room. External door leading to the garden.

First Floor Landing

Doors leading to the bedrooms and bathroom.

Bathroom

Side facing window. WC, pedestal sink and bath with shower over.

Bedroom One

Space for a double bed and wardrobe. Front facing window.

Bedroom Two

Space for a bed and wardrobe. Rear facing window.

Bedroom Three

Front facing window, space for a bed.

Garden Room

Previously used as kennels this room has the potential to be turned into a living space with power and lighting. Or to be used for storage.

Exterior

To the front of the property there is parking for several cars. There is a gate leading to the rear garden which has a pebbled area and lawn. There is a shed which has power and lighting and the garden room.



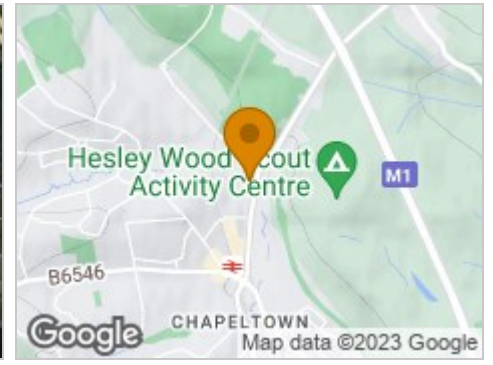
Road Map



Hybrid Map



Terrain Map



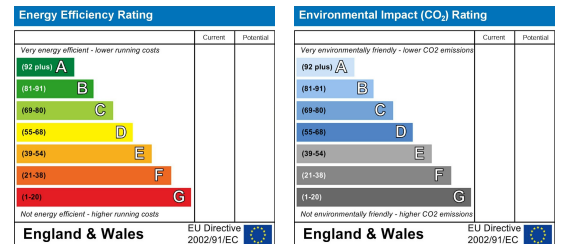
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.