



## 14 Smithy Carr Avenue

Chapelton, Sheffield, S35 2ZQ

**Guide price £300,000**



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Welcome to Smithy Carr Avenue, Chapelton, Sheffield - a charming bungalow that is sure to capture your heart! This delightful property boasts a double tandem garage with a workshop, perfect for those who love to tinker or need extra storage space.

Sit back and relax in the conservatory while enjoying the stunning views that this home has to offer. The popular location of this house ensures that you'll be part of a vibrant community with all the amenities you could need just a stone's throw away such as the train station, supermarket, independent stores, restaurants and pubs. The bus route is within walking distance taking you to Sheffield and Barnsley.

With no chain involved, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own a piece of paradise in this sought-after area. Book a viewing today and let this house in Chapelton steal your heart!

FREEHOLD  
COUNCIL TAX BAND D

### Entrance Porch

External door leading into the porch with storage. Door into the hallway.

### Hallway

doors into the bedrooms, lounge, bathroom and kitchen. Built in storage cupboard.

### Lounge Diner

Front facing window. Feature fireplace with fire. Space for a dining table and lounge suite.

### Bedroom Two

Front facing window. Space for a bed and fitted wardrobes.

### Shower Room

Side facing window. WC, vanity sink and shower cubicle. Built in storage.

### Bedroom One

Rear facing window. Space for a double bed and fitted wardrobes.

### Bedroom Three

Rear facing patio doors into the conservatory. Space for a bed or another seating area.

### Breakfast Kitchen

Wall and base units with space for washing machine, oven, fridge freezer, sink with drainer. Rear facing window and door into the conservatory. Breakfast bar with space for stools.

### Conservatory

Space for a table and chairs or sitting area. Rear facing windows and door leading to the garden. Door into the garage.

### Garage

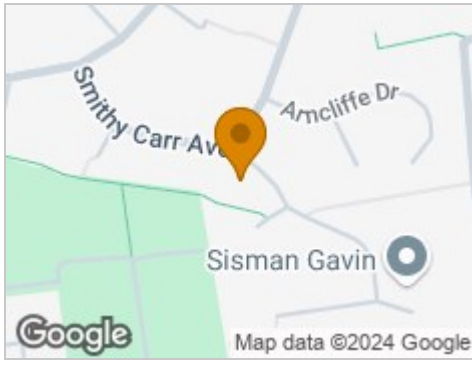
Side facing windows. Roller door for vehicle access with remote control. Space to be a workshop or for storage.

### Exterior

To the front of the property there is a lawn with flower borders. The driveway fits multiple cars leading to the garage. To the rear of the property there is a patio with steps down to a lawn with an area for a green house and shed.



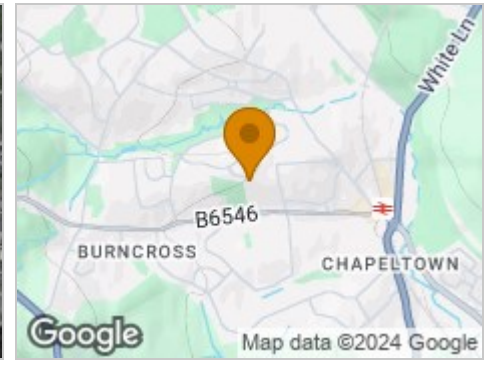
## Road Map



## Hybrid Map



## Terrain Map



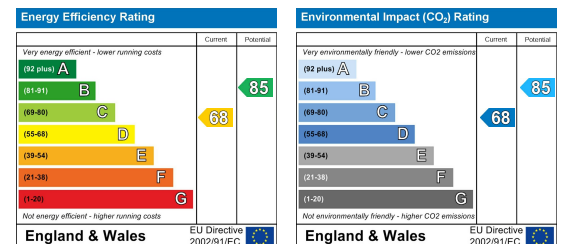
## Floor Plan



## 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



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