

Saxton Mee

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Chapelfield Crescent Thorpe Hesley Rotherham S61 2TP
Price Guide £270,000



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GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** DRIVEWAY & GARAGE ** SOUTH-WEST FACING GARDENS ** Situated near the end of this quiet cul-de-sac in this sought-after location is this effectively extended and well presented, two double bedroom bungalow semi-detached bungalow which enjoys gardens to the front, side and rear and benefits from a driveway and a good size garage. This energy efficient property comes with Solar Voltaic system with grant remaining (app £700/year), Mechanical Ventilation Heat Recovery system (MVHR), uPVC double glazing and gas central heating. In brief, the living accommodation comprises: uPVC entrance door which opens into a porch and utility with housing and plumbing for a washing machine and tumble dryer. A further uPVC door then opens into a lobby with access into the kitchen/breakfast room and lounge. The well proportioned lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the log burner. The recently fitted kitchen has a range of soft closing wall, base and drawer units with a complementary work surface incorporating the sink, drainer and the five ring hob with extractor above. Breakfast bar area. A range of integrated appliances including a fridge, freezer, dishwasher and double electric oven. A door then opens into the inner lobby with access into the partly boarded loft space which houses the gas boiler, a storage cupboard, two bedrooms, the main bathroom and the dining room/conservatory. Both bedrooms are double in size and benefit from fitted wardrobes. The well proportioned bathroom comes with a recently installed modern and contemporary four piece suite which includes a bath, shower cubicle, WC and a wash basin set in a vanity unit. The conservatory has uPVC French doors opening onto the gardens and is currently used as a dining room. New EPC coming soon.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM BUNGALOW
- SOUTH-WEST FACING GARDENS
- DRIVEWAY & DETACHED GARAGE
- MODERN FITTED KITCHEN
- SOUGHT AFTER LOCATION





OUTSIDE

A gate opens to the fully enclosed gardens. The wrap-around gardens include artificial lawns to the front along-with a planted area and patio. Continuing down the side of the property there is a decked terrace with a 6 seater Jacuzzi hot tub. To the rear is a good size patio. The brick built detached garage has storage in the roof space.

LOCATION

Situated in a sought-after location, Chapelfield Crescent enjoys access to a range of local amenities, including shops, schools, and recreational facilities, ensuring convenience is at your doorstep. Commuter links are easily accessible, facilitating easy travel to neighboring towns and cities. For nature enthusiasts, the property benefits from its proximity to open countryside, providing opportunities for outdoor activities and scenic walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

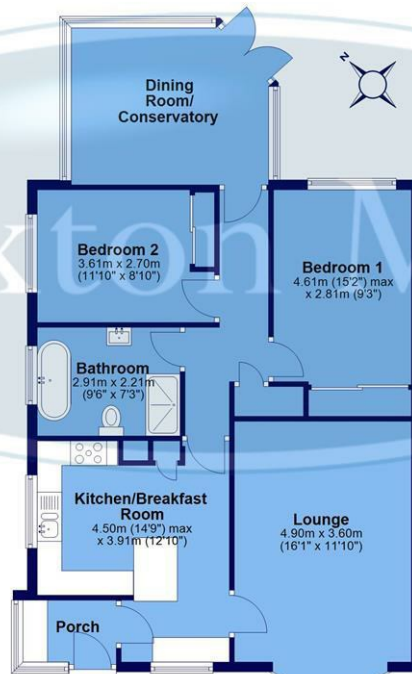
Greg Ashmore MMAEA

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.

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Ground Floor

Main area: approx. 86.8 sq. metres (934.0 sq. feet)
Plus garages: approx. 19.2 sq. metres (207.2 sq. feet)



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Plus garages: approx. 19.2 sq. metres (207.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	