



## Charlton Brook Crescent, Chapeltown, S35

£300,000

- LOVELY THREE BEDROOM DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN
- LOUNGE WITH FEATURE FIREPLACE
- RECENTLY RENOVATED FAMILY SHOWER ROOM
- FREEHOLD - COUNCIL TAX BAND C - £1921.16
- OPEN PLAN KITCHEN, DINING ROOM AND CONSERVATORY
- GARAGE AND OFF ROAD PARKING

# Charlton Brook Crescent, Chapelton, S35

Welcome to Charlton Brook Crescent, Chapelton, S35 - A much loved family property that could be your next dream home! This charming detached house boasts a spacious reception room, and open plan kitchen, dining room and conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. One of the standout features of this property is the off road parking space, ensuring convenience and peace of mind for you and your family. Whether you're a first-time buyer or looking to upgrade to a new home, this property has the potential to cater to your needs and lifestyle. Don't miss out on the opportunity to make Charlton Brook Crescent your new address. Book a viewing today!



Council Tax Band: C



## **ENTRANCE PORCH**

A side composite entrance door opens into the porch area, with; Oak effect laminate flooring; Central heating radiator; Ceiling light point; Coving; Picture rails; uPVC double glazed windows to the front and side elevations; Hardwood door opening into the open plan lounge area;

## **LOUNGE**

Having; Oak effect laminate flooring running throughout the property; Open plan staircase rising to the first floor; Feature fireplace; Two central heating radiators; Ceiling and wall light points; Coving; uPVC double glazed bay window, to the front elevation; Under stairs storage cupboard; Bi-folding internal doors open to the Kitchen dining room;

## **DINING AREA**

Having; Oak effect laminate flooring; Central heating radiator; Ceiling light point, set into a ceiling rose; Central heating radiator; Open plan through to the conservatory and to the kitchen;

## **KITCHEN AREA**

Comprising of; White gloss wall, base and drawer units; Wood effect roll top work surfaces; White tiled splashbacks; Space and plumbing for a washing machine and a slimline dishwasher; Freestanding cooker with a fitted extractor fan above; Space for a large upright fridge freezer; Single sink and drainer with mixer tap, set beneath an uPVC double glazed window to the conservatory; Recessed ceiling spotlights; Oak effect laminate flooring;

## **CONSERVATORY**

This great additional living space flows from the kitchen dining room and has; Oak effect laminate flooring; uPVC double glazed windows to the two sides, and to the rear elevations; Double doors open to the garden area; Central heating radiator; Wall and roof light points;

## **STAIRS AND LANDING**

A spindle staircase rises from the entrance area, to a landing with; Oak effect laminate flooring; Staircase tread carpet runner; Loft hatch access; Wall light points; Coving; uPVC double glazed window to the side elevation; Hardwood doors to the three bedrooms, family shower room and a storage cupboard, housing the wall mounted combi-boiler;

## **BEDROOM ONE**

A lovely light and bright Master bedroom with; An uPVC double glazed bay window to the front elevation; Oak effect laminate flooring; Built in mirrored doored wardrobe storage; Coving; Ceiling light point; Central heating radiator;

## **BEDROOM TWO**

A further good sized double with; Oak effect laminate flooring; uPVC double glazed window, to the rear elevation garden views; Ceiling light point; Central heating radiator;

## **BEDROOM THREE**

With; Oak effect laminate flooring; Ceiling light point; Central heating radiator; Coving; Bulkhead shelf; uPVC double glazed window to the front elevation;

## **FAMILY SHOWER ROOM**

The recently renovated shower room comprises of; Double width shower enclosure with screen doors; Wall mounted shower, with rainhead and handheld attachments; Wash basin set into a white gloss vanity unit; WC, with side bidet hose; Wood effect flooring; Dry wall panelled walls throughout; Recessed ceiling spotlights; Vertical heated towel rail; Extractor fan; Obscure double glazed uPVC window to the rear elevation;

## **GARAGE AND DRIVE**

The block paved drive offers off road parking, leading to the front entrance door and garage with; Electric roller door, power and lighting; Entrance door with access to a rear porch, opening to the garden;

## FRONT GARDEN

A low wall surrounds a good sized lawn with mature planted borders;

## REAR GARDEN

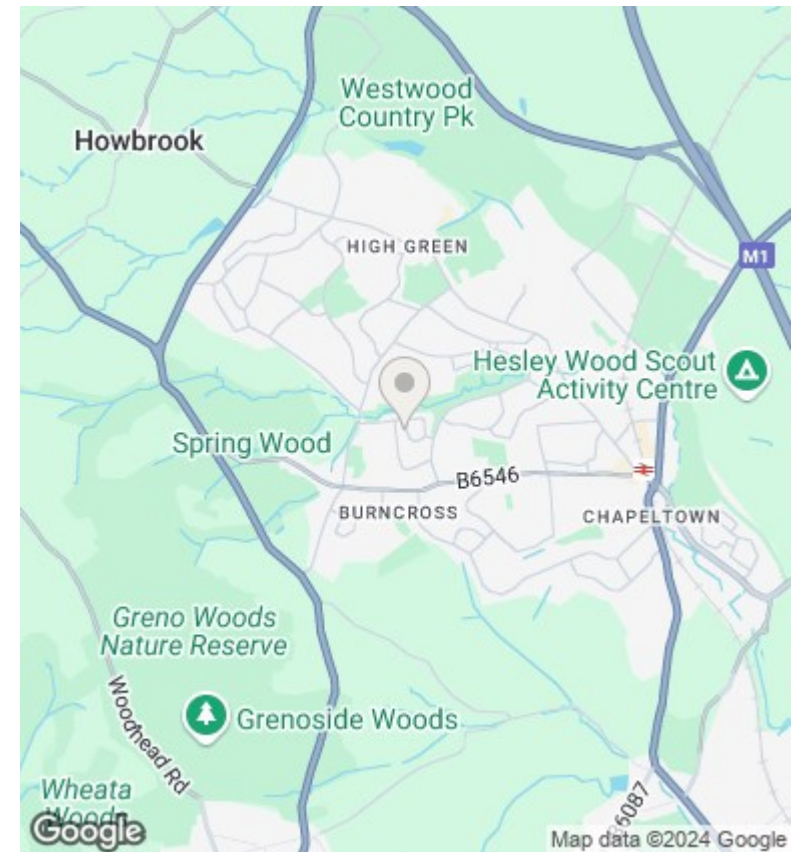
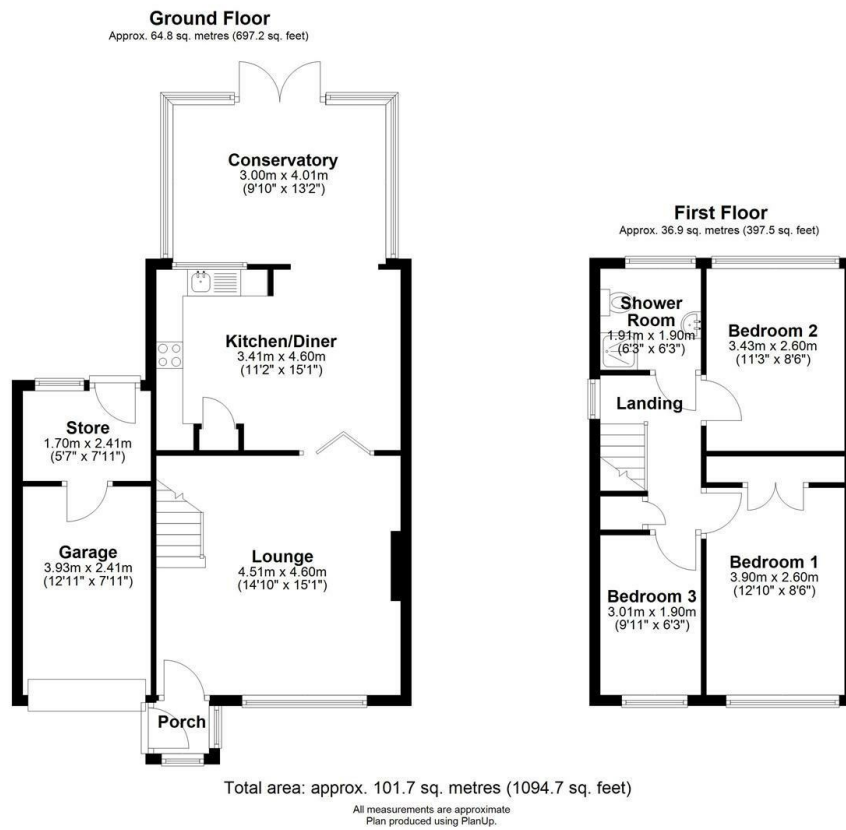
With; An 'L' shaped block paved patio entertaining area, leads out from the conservatory; Steps rise to the artificial lawn area with planted borders; Fence and wall boundaries; Outside lighting and water supply;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

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