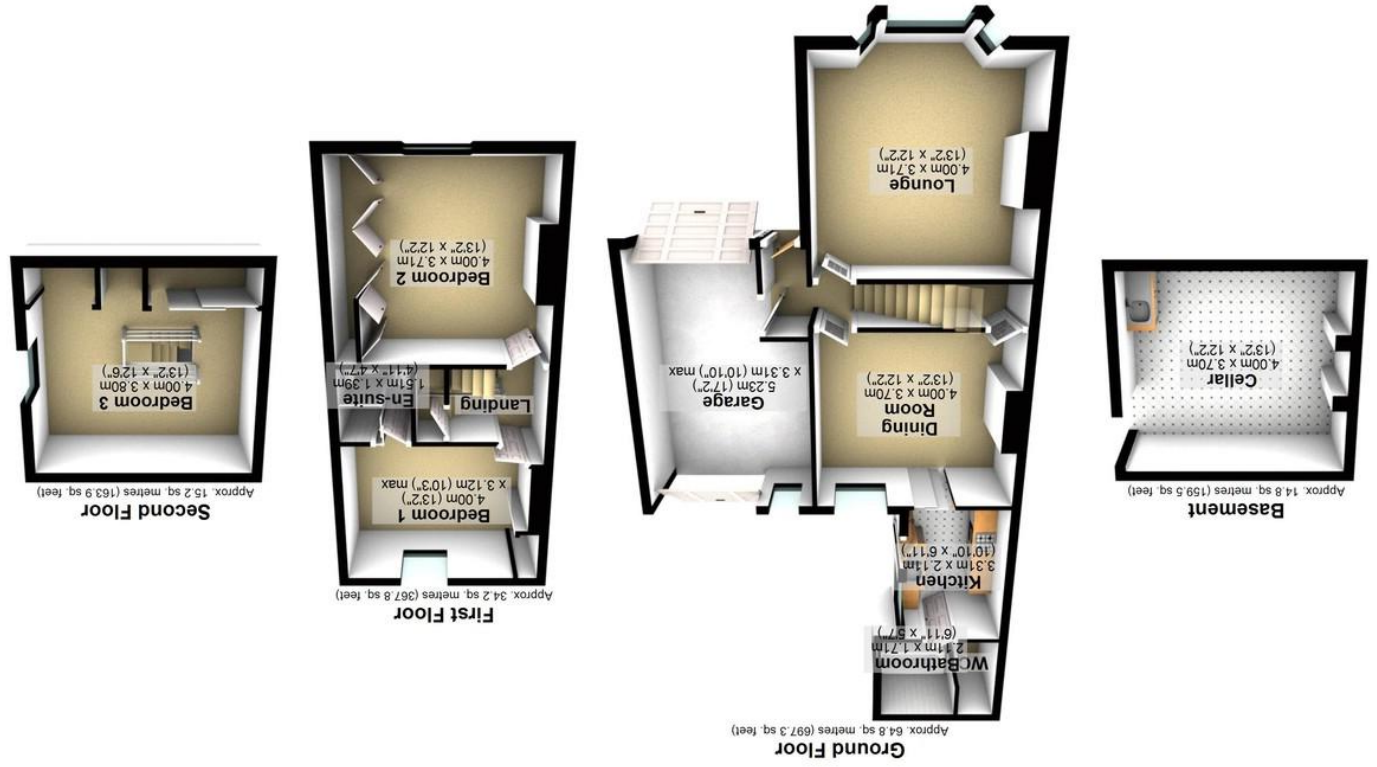


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM



Total area: approx. 129.0 sq. metres (1388.5 sq. feet)
All measurements are approximate
Plan produced using PlanItP.





36 Chantrey Road | | Sheffield | S8 8QW Property Tenure: Freehold

Perfect for first time buyers and bursting with potential is this spacious three double bed roomed semi-detached property. Being perfectly located in the heart of one of Sheffield's sought after suburbs, the property also benefits from not only having an abundance of shops, cafes and pubs within easy walking distance but also the ever popular Graves Park.

It has been tastefully finished and has a versatile range of accommodation arranged over three levels. Briefly consists of entrance hallway, large front facing lounge, dining room, kitchen, family bathroom, large dry cellar with plumbing (currently used as a utility space), three double bedrooms (one with en-suite) and an integral garage. It is possible to further develop the property by building over the garage, which already has the required



PROPERTY FEATURES

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- OFF ROAD PARKING
- REPUTABLE LOCAL SCHOOLS
- VERY LARGE GARDENS
- POTENTIAL FOR EXPANSION
- CLOSE TO GRAVES PARK
-

£350,000

