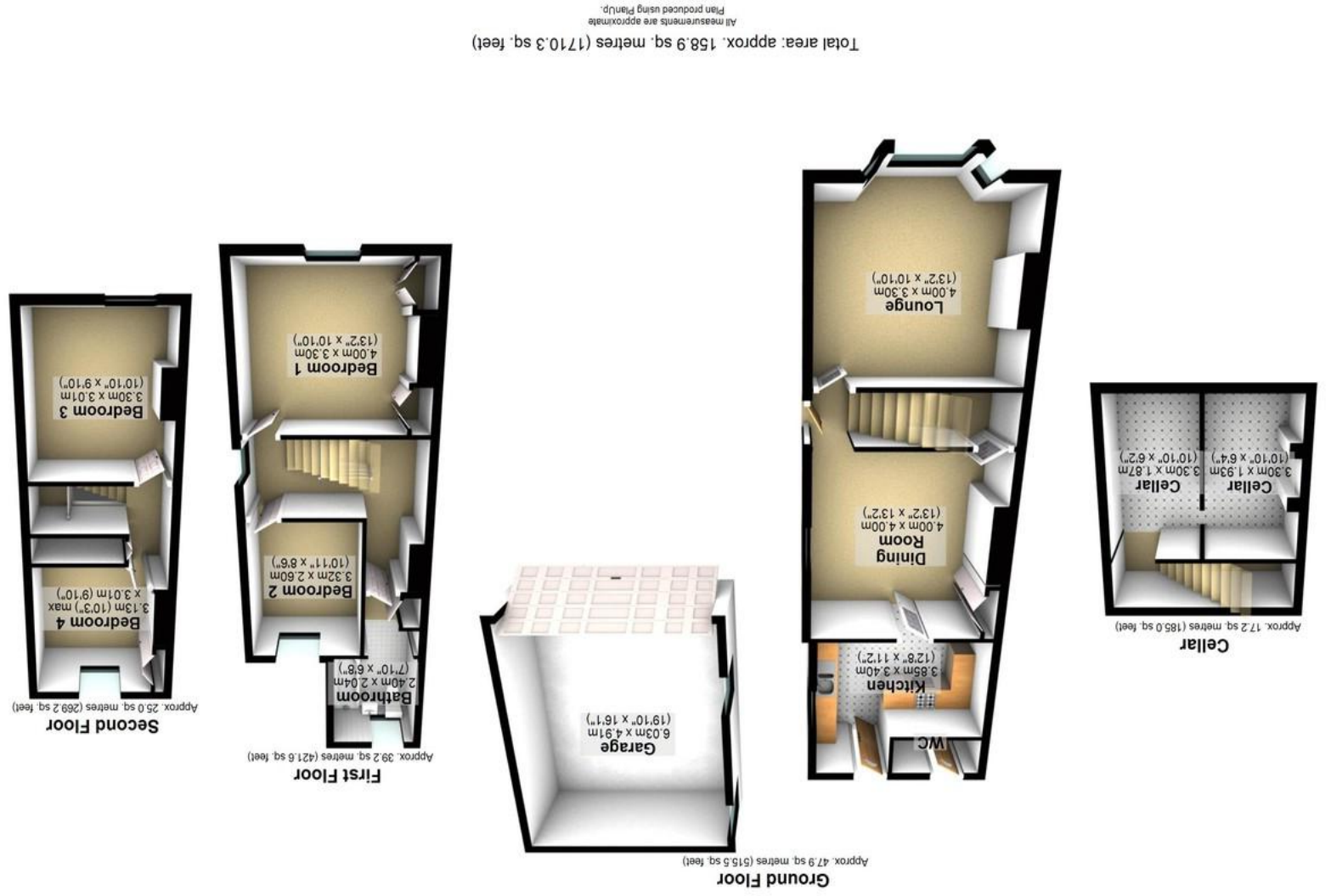


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
81	46
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) Energy efficient C (69-80) Energy efficient D (55-68) Energy efficient E (39-54) Energy efficient F (21-38) Energy efficient G (1-20) Not energy efficient - higher running costs	





63 Chantrey Road | Woodseats | Sheffield | S8 8QU

Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this strikingly attractive and very well proportioned, four bedroomed, bay windowed, semi detached family home. Quietly tucked away on this well sought after residential road and set back from the hustle and bustle yet within a few short strides of Woodseats shopping area that is packed with independent cafes, eateries and shops. Enjoying a simply fabulous rear larger than expected private, flat garden, off road parking and detached double garage that could easily be converted to work from office if required. Offering 1,703 sq feet of accommodation across three floors this property will be of particular interest to the growing family market and simply must be viewed to be fully appreciated. With some impressive views over the moors to the front, excellent local schooling catchments and access to the park, number 63 also allows the new buyers further potential to extend to the rear and side subject to planning.



PROPERTY FEATURES

- FABULOUS FOUR BEDROOMED SEMI DETACHED
- FAR REACHING VIEWS OVER THE MOORS
- QUIET RESIDENTIAL ROAD IN THE HEART OF WOODSEATS
- LARGER THAN EXPECTED REAR PRIVATE GARDEN
- OFF ROAD PARKING AND DETACHED DOUBLE GARAGE
- EXCELLENT LOCAL SCHOOLING CATCHMENTS
- PERFECT FOR THE GROWING FAMILY MARKET
- NUMEROUS LOCAL AMENITIES AT THE END OF THE ROAD
- SPACIOUS ACCOMMODATION OVER THREE FLOORS TOTTALLING 1,710 SQ FEET
- FREEHOLD COUNCIL TAX BAND C

