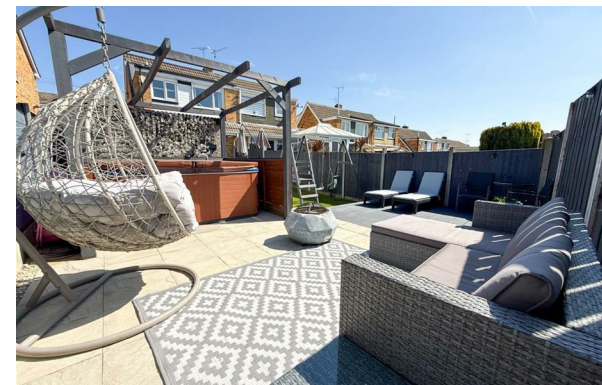




Charlton Drive, High Green, S35

Asking Price £235,000

- FREEHOLD - BEAUTIFULLY MODERN IN PRESENTATION THROUGHOUT
- GREAT REAR GARDEN - IDEAL FOR ENTERTAINING
- POPULAR AREA - EXCELLENT AMENITIES
- TURN KEY THREE BEDROOM SEMI DETACHED FAMILY HOME
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND B - £1,858
- SALE TO INCLUDE THE HOT TUB
- FREESTANDING GARAGE

Charlton Drive, High Green, S35

**** IMMACULATE TURN KEY PROPERTY - IDEAL FOR FIRST TIME BUYERS **** Nestled in the sought-after area of High Green, this beautifully presented three-bedroom semi-detached property offers modern living with comfort and convenience in mind. Boasting contemporary décor throughout, this home is ready to move straight into. Key features include spacious living areas, a stylishly finished interior, and a well-maintained rear garden perfect for relaxing or entertaining. Off-road parking adds everyday practicality, making this a standout choice in a prime location. Whether you're a first-time buyer looking to step onto the property ladder or someone seeking to downsize without compromise, this property is a fantastic opportunity not to be missed. The property briefly comprises of; Entrance lobby; Lounge; Kitchen dining room; Stairs rising to the first floor; Three bedrooms; Family bathroom; Off road parking for multiple vehicles; Front garden; Enclosed rear garden;



Council Tax Band: B



ENTRANCE LOBBY

Access via an obscure glazed entrance door into the lobby, which has; Recessed ceiling spotlights; Central heating radiator; Grey wood effect flooring; Stairs rising to the first floor; Solid door into the lounge;

LOUNGE

This spacious lounge comprises of; Feature electric fireplace; A large uPVC double glazed window to the front elevation; Central heating radiators; Grey wood effect flooring; Ceiling light point; Solid door to the kitchen dining room;

KITCHEN DINING ROOM

With; White and Grey wall, base and drawer units with wood effect worktops; Under unit lighting; One and a half sinks and drainer with mixer tap; Integrated oven, fridge freezer, washing machine and induction hob with extractor hood above; Part tiled walls; Two uPVC double glazed windows to the rear elevation; Solid door to the under stairs storage cupboard; Recessed ceiling spotlights; Central heating radiator; Wood effect flooring; Space for a dining table and chairs; uPVC glazed entrance door leads into the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A lovely light and bright primary bedroom with; A large uPVC double glazed window to the front elevation; Grey wood effect flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further good sized double bedroom with; A large uPVC double glazed window to the rear elevation; Feature wooden panelling to one wall; Grey wood effect flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; An uPVC double glazed window to the front elevation; Built in cupboard storage; Grey wood effect flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Comprising of; Panelled bath with wall mounted shower and handheld shower attachment; Side screen door; WC: Wash basin; An uPVC obscure double glazed window to the rear elevation; Tiled walls to wet areas; Vertical heated towel rail; Tiled flooring; Ceiling light point;

FIRST FLOOR LANDING AND STAIRS

A spindled handrail rises from the entrance hall, to a landing with; Carpet flooring; Loft hatch access; An uPVC obscure double glazed window to the side elevation; Solid doors to the three bedrooms and the family bathroom;

DRIVEWAY AND FRONT GARDEN

The block paved drive offers off road parking, leading on to the front entrance door; Lawn area to the side; Fence borders;

GARAGE

Freestanding garage with; Electric roller door, power and lighting;

REAR GARDEN

This spacious low maintenance garden has; A step down from the kitchen dining room to a paved entertaining area; There is a good sized lawn with a pathway leading to raised decked seating space which incorporates a further paved entertaining area with a hot tub, which is to be included in the sale; Fence borders;

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.

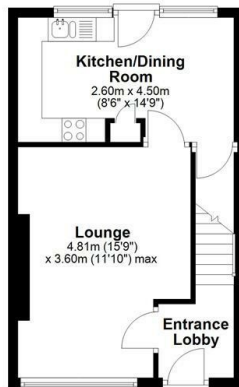
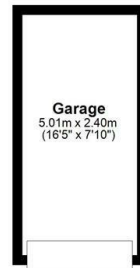
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept 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.

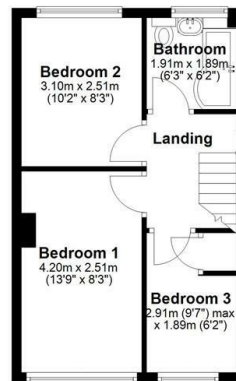




Ground Floor

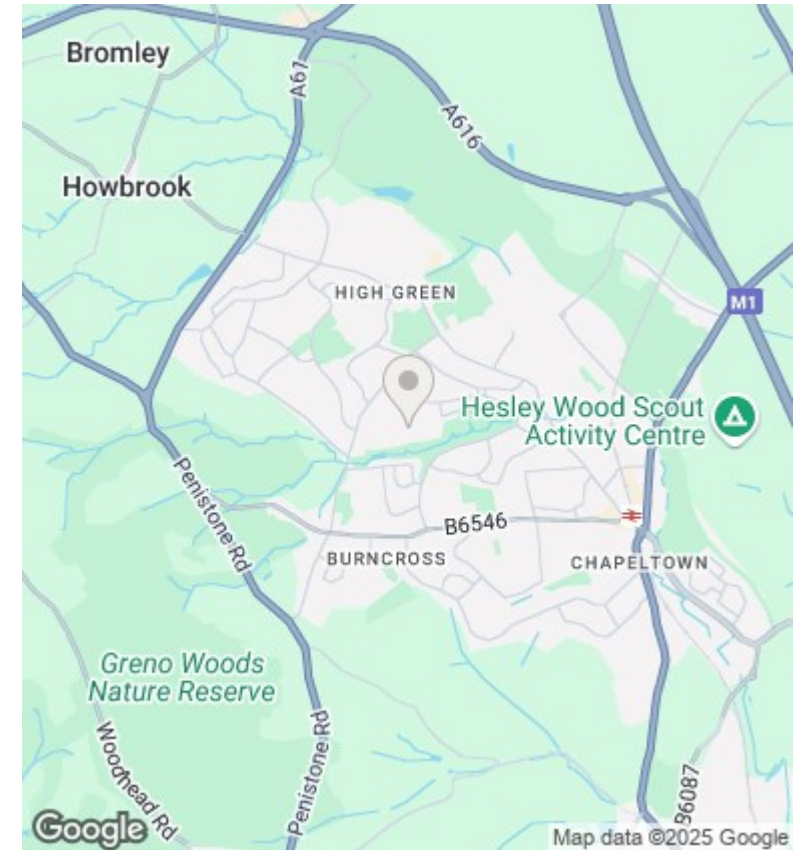


First Floor



All measurements are approximate
Plan produced using PlanUp.

60 Charlton Drive, Sheffield



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		62
(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