



20 Chancet Wood Rise, Sheffield, S8 7TT

Saxton Mee

20 Chancet Wood Rise

Price Guide

£275,000

Guide price £275,000 - £280,000

Enviably located at the head of a small cul-de-sac, this well presented three bedroomed semi detached house stands within this sought after residential area served by a host of local amenities including good schooling, St.James Retail Park and nearby sports clubs.

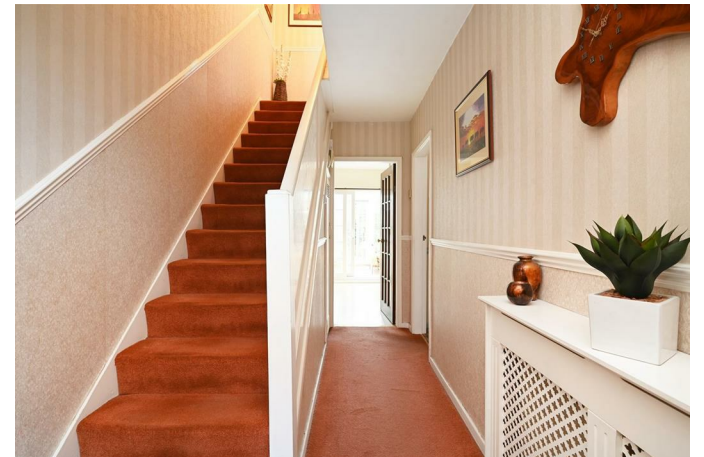
Offering gas central heating via a combination boiler and uPVC double glazing, the nicely presented accommodation briefly comprises: entrance porch, hall, downstairs WC, lounge/dining room with attractive fireplace and French doors leading into the garden, well equipped kitchen which opens through to the excellent uPVC double glazed conservatory. First floor landing, large master bedroom with built in wardrobes to one wall, large second bedroom and single bedroom again with built in wardrobes. Bathroom with cream coloured suite.

Attractive south facing private rear garden with stone flagged patio. Slightly off lying garage and parking.



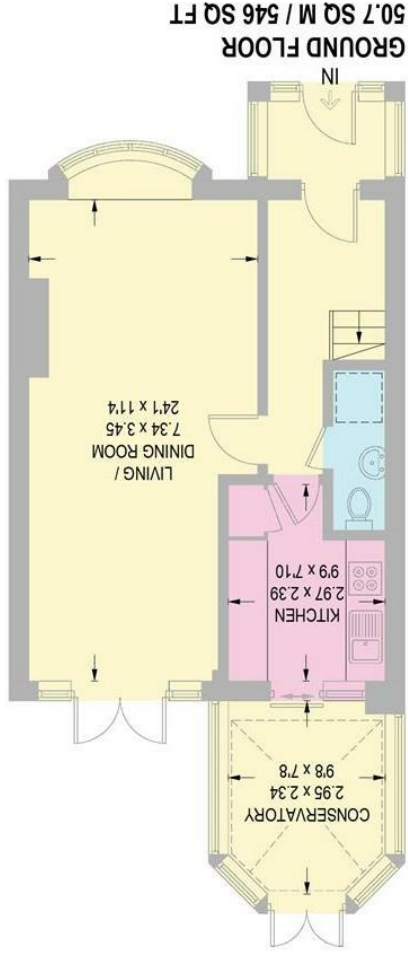
- Well presented home
- Convenient location with nearby shops, schooling and St James Retail Park
- Gas fired central heating and uPVC double glazing
- Small cul-de-sac position
- Private south facing rear garden
- Off lying garage and parking
- Downstairs WC and conservatory
- Viewing recommended
- EPC: C
- Tenure: Leasehold / Council Tax Band: C





20 CHANCET WOOD RISE

APPROXIMATE GROSS INTERNAL AREA = 90.7 SQ M / 976 SQ FT
GARAGE = 13.3 SQ M / 143 SQ FT
TOTAL = 104.0 SQ M / 1119 SQ FT



FIRST FLOOR

40.0 SQ M / 430 SQ FT

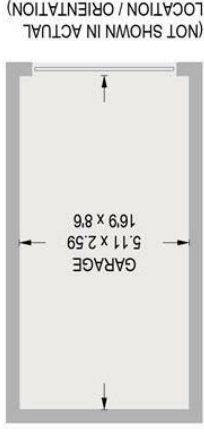
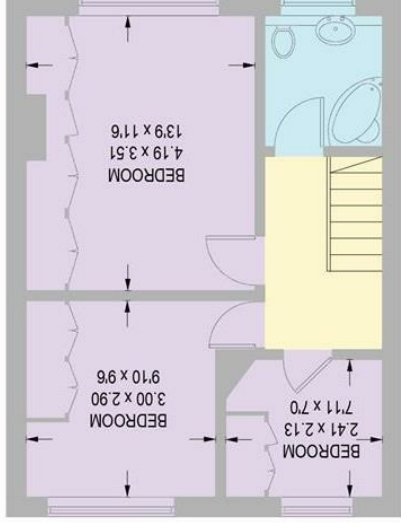


Illustration for identification purposes only,
measurements are approximate, not to scale.



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