



£205,000 Guide Price

Margaret Close, Aston, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Bedrooms
- Modern Open Plan Lounge Diner
- Stylish Shower Room
- Enclosed Rear Garden
- Driveway and Large Detached Garage
- Cul-De-Sac Position
- Desirable Location
- VIEWING ADVISED...!

Property Description

GUIDE PRICE £205,000 to £215,000

ON A QUIET CUL-DE-SAC, WHO COULD WANT MORE...MOVE IN AND RELAX ON MARGARET CLOSE NUMBER 4...!

Uflit are more than delighted to welcome to the market this three bedroom semi detached property, tastefully appointed throughout commanding a quiet cul-de-sac.

Main Particulars

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Uflit are more than delighted to welcome to the market this three bedroom semi detached property, tastefully appointed throughout commanding a quiet cul-de-sac.

The ground floor boasts a warming entrance hallway, large open plan lounge/ diner benefitting from French doors opening into the fitted kitchen. To the first floor three ample sized bedrooms and a modern family shower room. The outside of the property benefits from a large block paved driveway providing ample off-road parking with a large detached garage and low maintenance gardens. To the rear a bespoke low maintenance patio with manicured borders. Located in a quiet and desirable area of Aston, close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds. Don't Delay CALL UFLIT TODAY 01709 912730.

Tenure: Freehold

Entrance hall

Entering through a glazed upvc door with a side facing upvc window to a light and warming hallway. Beautiful Karndean flooring leads to carpeted spindled stairs to the first-floor accommodation with bespoke understairs storage utilising space, radiator, and a glazed panelled door giving access to the lounge.

Open Plan Lounge/Diner

Lounge w: 3.4m x l: 3.5m (w: 11' 2" x l: 11' 6")

A spacious living area with a front facing upvc bay window creating an abundance of light and a radiator adds warmth. LVT flooring flows through to the dining area where a delicate arch gives a sense of separation whilst retaining the open plan aspect.

Dining w: 3.4m x l: 3.6m (w: 11' 2" x l: 11' 10")

To the dining area a recess to the chimney breast creates a feature, further radiator, rear facing upvc window illuminates and glazed panelled French doors give access to the kitchen.

Kitchen

w: 2.1m x l: 3.6m (w: 6' 11" x l: 11' 10")

A fitted kitchen featuring a range of wall and base units with complimentary work surface areas with a counter top sink and complimentary tiled back panels. Integrated appliances to include a built-in electric oven, gas hob, extractor fan and plumbing for further utilities. A continuation of the LVT flooring, rear facing upvc window and a glazed upvc door.

FIRST FLOOR:

Landing

A carpeted spindled landing with side facing upvc window, doors giving access to three bedrooms and family bathroom and a loft hatch creates additional storage.

Master bedroom w: 3.3m x l: 4m (w: 10' 10" x l: 13' 1")

A spacious master bedroom with a large range of fitted sliding mirrored wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 3.3m x l: 3.6m (w: 10' 10" x l: 11' 10")

A further double bedroom with a range of designer wardrobes (negotiable), carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.1m x l: 1.9m (w: 6' 11" x l: 6' 3")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

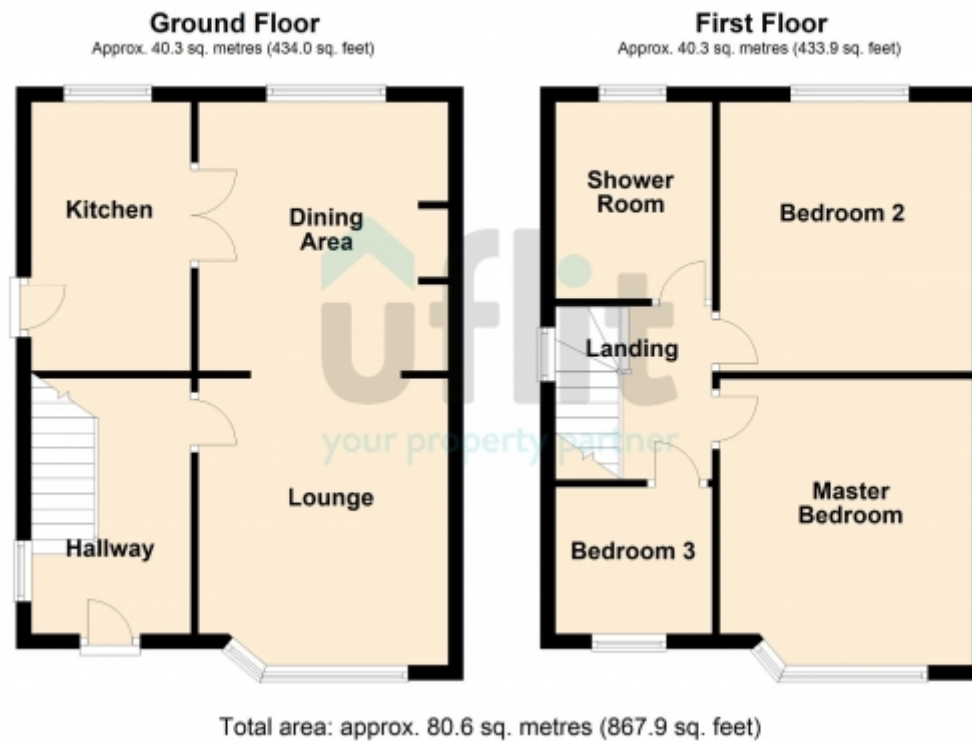
Family Shower Room w: 2.1m x l: 2.6m (w: 6' 11" x l: 8' 6")

A modern family shower room comprising of a built-in spa jet shower and screen, a beautiful floating wash hand basin and a low level wc. Beautifully partially tiled walls with contrasting Karndean flooring, decorative panelled ceiling with spot lighting, designer heated towel rail and a rear facing upvc window.

Outside

A delicate stone wall and manicured foliage creates privacy, large double gates open to a block paved driveway providing ample off-road parking extending to a large detached garage. To the rear a fabulous low maintenance outdoor entertaining area where a bespoke brick patio wraps around a central feature with raised manicured borders all privately enclosed.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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