

Marketing Preview



12 Seymore Road, Aston, Sheffield, S26 2DG

£240,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A VIEWING IS ESSENTIAL! A fantastic and unique opportunity to purchase this three double bedroom semi-detached property which has been extended to the side and rear. Offering an open plan living/dining room, a large kitchen and a large rear garden with a converted garage. Close to the M1 Motorway. A spacious home which would be perfect for a small family or first time buyers!

SUMMARY

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The hallway features the stair rise to the first floor and a door to the open, bright, and airy lounge/diner, complete with a bay window to the front and a storage cupboard. A further door leads to the large kitchen, fitted with high-gloss units, a breakfast bar, and freestanding appliances.

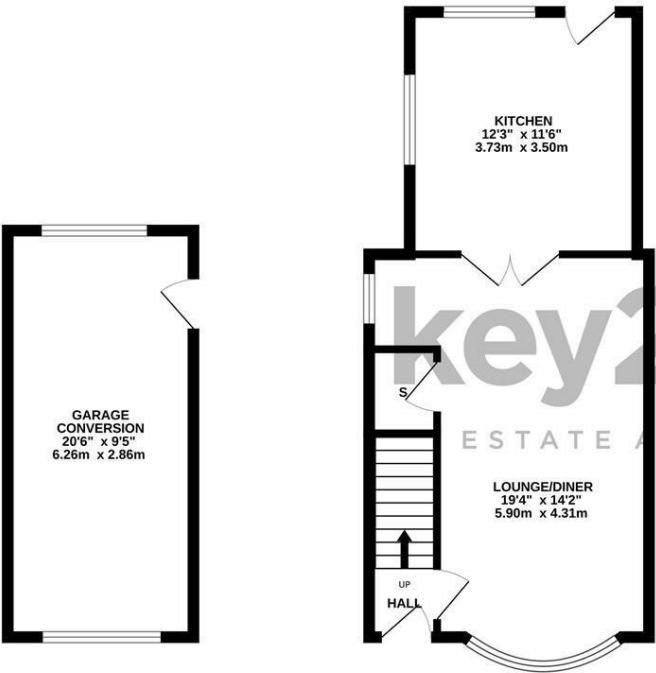
The first floor comprises a large double bedroom with fitted wardrobes, a second small double bedroom, and a further double bedroom above the carport, along with a family bathroom. There is also a nook area, ideal for a home office desk.

The front of the property benefits from a driveway, lawn, and a carport beneath the extension. To the rear is a large lawned garden with hedging and a converted garage with power and lighting, offering flexibility to be used as an office or playroom.

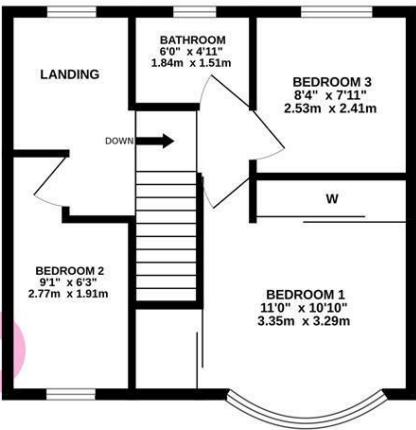
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

