

## Marketing Preview



**36 Aughton Road, Swallownest, Sheffield, S26 4TG**

**£175,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





CHAIN FREE!! Call our sales team to arrange your viewing on this spacious three bedroom semi-detached property situated in a popular residential area. Offering two reception rooms, large rear garden and large garage. Position very close to Aston school, all shops and great local amenities. Also close to main transport links. Ideal for first time buyers or investors!

## SUMMARY

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## HALLWAY

Enter through UPVC into hall with laminate flooring and painted walls. Stair rise to first floor landing and doors to lounge and dining room.

## LOUNGE 12'6" x 11'11"

A bright and spacious lounge with carpet flooring and neutral decor. Ceiling light, radiator and window.

## DINING ROOM 13'1" x 12'9"

Great extra reception room with laminate flooring and neutral decor. Ceiling light, radiator and window. Door to kitchen.

## KITCHEN 13'5" x 6'10"

Fitted with ample wall and base units, worktops and tiled splash backs. Sink with drainer and mixer tap. Oven, electric hob and cooker hood. Under counter space for washing machine and fridge. Ceiling light, radiator and window. Vinyl flooring and door to outside.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to three bedrooms and bathroom.

## BEDROOM ONE 12'6" x 11'11"

A good sized double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window. Door to over stairs storage cupboard.

## BEDROOM TWO 13'5" x 6'4"

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and two windows.

## BEDROOM THREE 8'2" x 10'2"

A third bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BATHROOM 10'2" x 4'7"

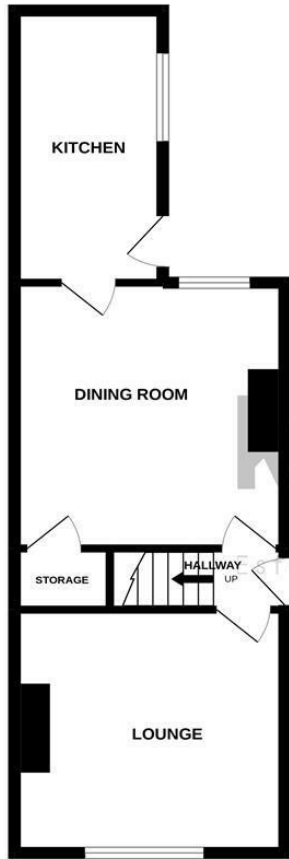
Comprising of bath with over head shower and glass shower screen, sink and WC. Ceiling light, ladder style radiator and extractor fan. Obscure glass window, vinyl flooring and painted walls.

## OUTSIDE

To the front of the property is a lawn, wall to boundary and gate with path to front door. To the rear of the property is a lawn, patio area and fencing to the boundary. Garage and outhouse.

## PROPERTY DETAILS

- COUNCIL TAX BAND A
- FREEHOLD



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

