

Marketing Preview



20 Daniels Drive, Aughton, Sheffield, S26 3RG

£320,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into four bedroom detached property which tucked into a cul-de-sac and backs onto playing fields. Offering a formal dining room, master bedroom with an ensuite, downstairs WC and utility room. Also having off road parking and a garage. Road links to the M1 Motorway, Parkway and Sheffield City Centre. Perfect family home!

SUMMARY

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The hallway has the stairs rising to the first floor and a door to the bright lounge. The dining room features sliding doors to the rear and a door leading to the kitchen, which provides access to the garage. From the kitchen, there is also a door to the utility room, which has a side door to the rear and a door to the downstairs WC.

The first floor comprises a master bedroom with fitted wardrobes and an ensuite, three further bedrooms, and a family bathroom. The rear rooms enjoy lovely views of the countryside and playing fields.

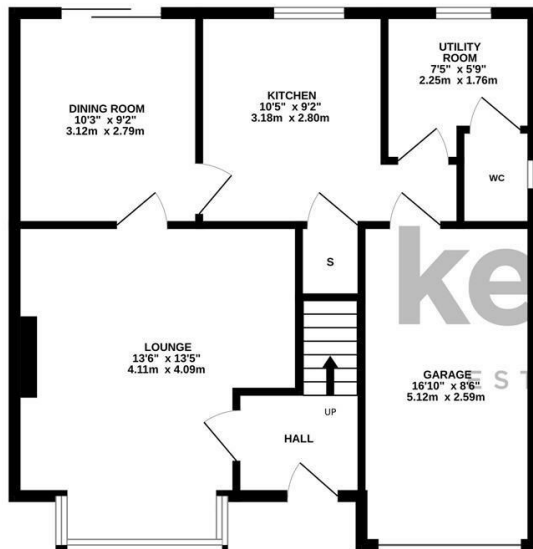
The property is situated on a large plot with a generous sized lawn to the front, a driveway and garage. Path to the good sized enclosed rear garden which has a lawn, patio and fencing creating privacy.

PROPERTY DETAILS

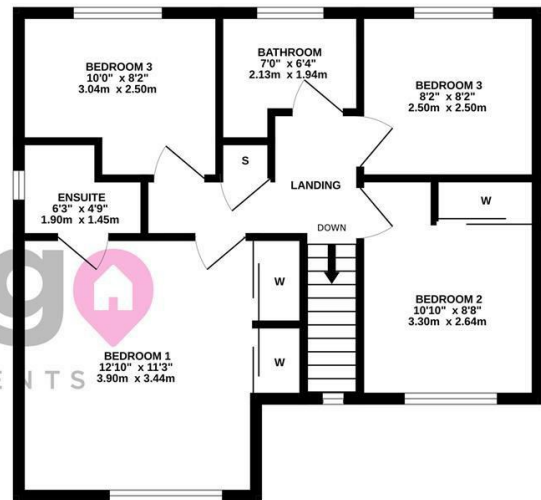
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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