

## Marketing Preview



**121 Church Lane, Aston, Sheffield, S26 2AX**

**£260,000**

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





A fantastic opportunity to purchase this two double bedroom detached bungalow which is extended and beautifully presented through out. Offering an open plan kitchen/diner and an occasional attic space. Also having off road parking for multiple cars and a detached garage. Perfect for buyers looking to downsize!

## SUMMARY

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Enter via a side door into the modern kitchen with ample wall and base units, integrated appliances, space for a dining table and a stair case to the attic space. Open through to the bright and spacious lounge with carpeted flooring, sliding doors to the rear and access to the spacious hallway with access to the bathroom complete with a large corner bath, sink, WC and a walk in shower cubicle. Further doors to the two double bedrooms, both with neutral decor and carpeted flooring.

An attic space which is part converted with neutral decor, carpeted flooring, velux windows, two wall lights and a door to the extra attic space.

The front of the property is a driveway with off road parking for two/three cars, plants, a wall and a gate. To the rear of the property is a low maintenance, well presented and private garden with a detached garage and access to the outhouse which is complete with a WC, kitchen units and space for appliances.

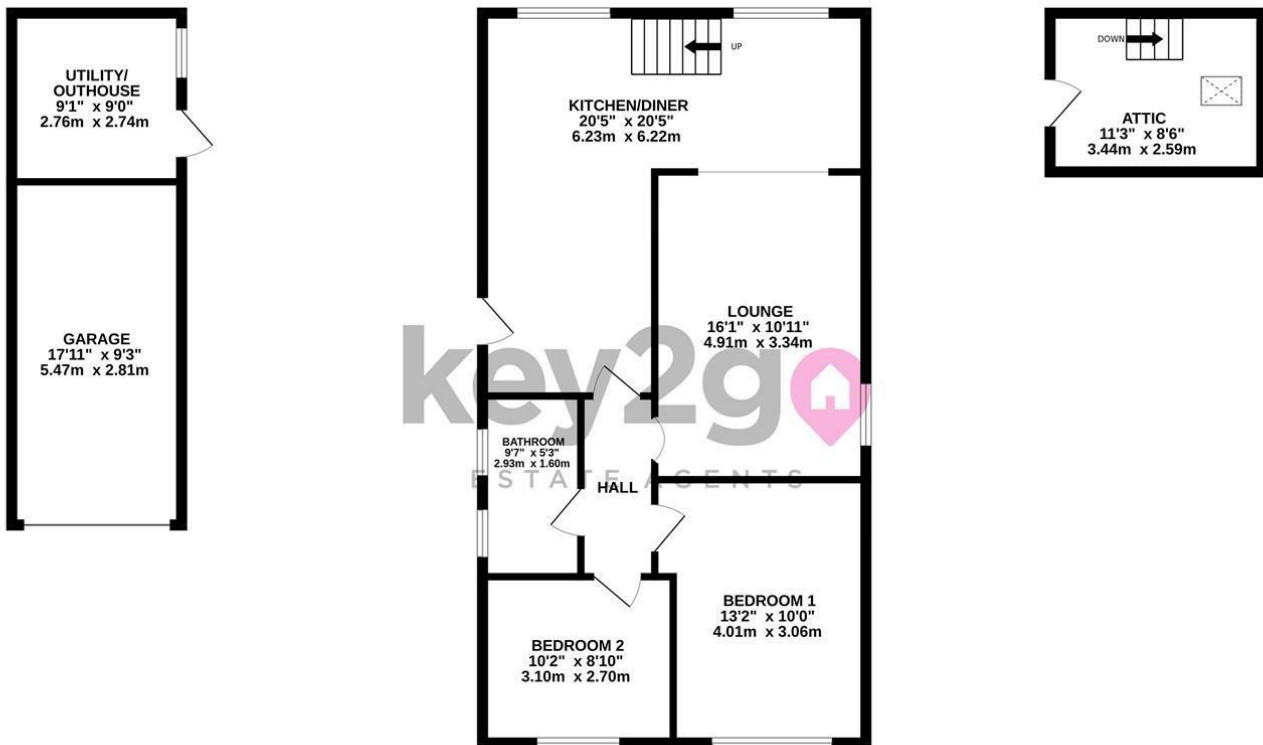
## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - ROTHERHAM COUNCIL



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

