

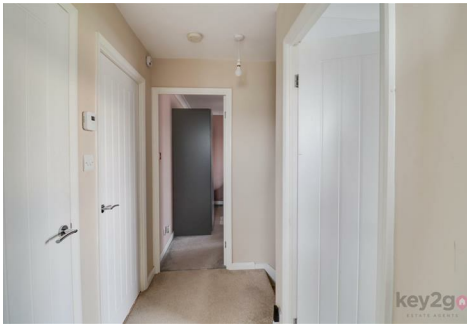
Marketing Preview



12A Coral Drive, Aughton, Sheffield, S26 3RA

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



This top floor flat offers two double bedrooms, an open plan living area with nice views, a stylish kitchen and bathroom, ample storage, and allocated parking, and is close to local amenities.

SUMMARY

This top floor flat offers two double bedrooms, an open plan living area with nice views, a stylish kitchen and bathroom, ample storage, and allocated parking, and is close to local amenities.

The uPVC door opens to an area with space for coats and shoes and stairs leading up. The living room is spacious with carpet, a window offering lovely views, and a door leading to the kitchen. The kitchen is modern and stylish with ample wall and base units, contrasting worktops, an integrated oven, electric hob, extractor, fridge freezer, a sink, a window, tiled splashback, and space for seating. The hallway is neutral with storage, carpet, and access to the loft which spans the entire flat. Bedroom one is a double with carpet, a window, and storage. Bedroom two is a double with neutral décor, carpet, and a window. The bathroom is stylish and tiled with a bath featuring an overhead and handheld shower, a glass screen, a sink and toilet unit with storage, an obscure window, and a radiator.

The front garden has a path, a lawned area, low maintenance features, and is well presented. There is also a communal car park with one allocated parking space.

PROPERTY DETAILS

- LEASEHOLD, £150 YEARS REMAINING,
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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	



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