

Marketing Preview



2 Melbourne Avenue, Aston, Sheffield, S26 2BW

£280,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this two bedroom detached bungalow, situated on a generous sized corner plot. Offering a utility/storage room, ample storage throughout and a good sized lounge. Also benefiting from extensive garden space, off road parking across two driveways and a garage. Close to local amenities and with excellent road links to the M1 Motorway.

SUMMARY

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Enter through the porch, which has a small storage cupboard and a door leading into the hallway. This opens into the generously sized and bright lounge, featuring a fireplace. A door leads to bedroom two, which could also be used as a dining room. A further door from the hall gives access to the inner hallway, with doors to the main bedroom, shower room and kitchen/diner. Bedroom one is a good sized double bedroom with ample built-in storage. The shower room comprises a shower cubicle, wash basin and WC. The kitchen/diner is fitted with ample wall and base units, an oven, hob and extractor fan, with space for a dining table. A door from the kitchen leads to the utility/storage room, which has doors providing access to both the front and rear gardens.

To the front of the property are two gated driveways providing ample off road parking, along with a garage and a large garden area.

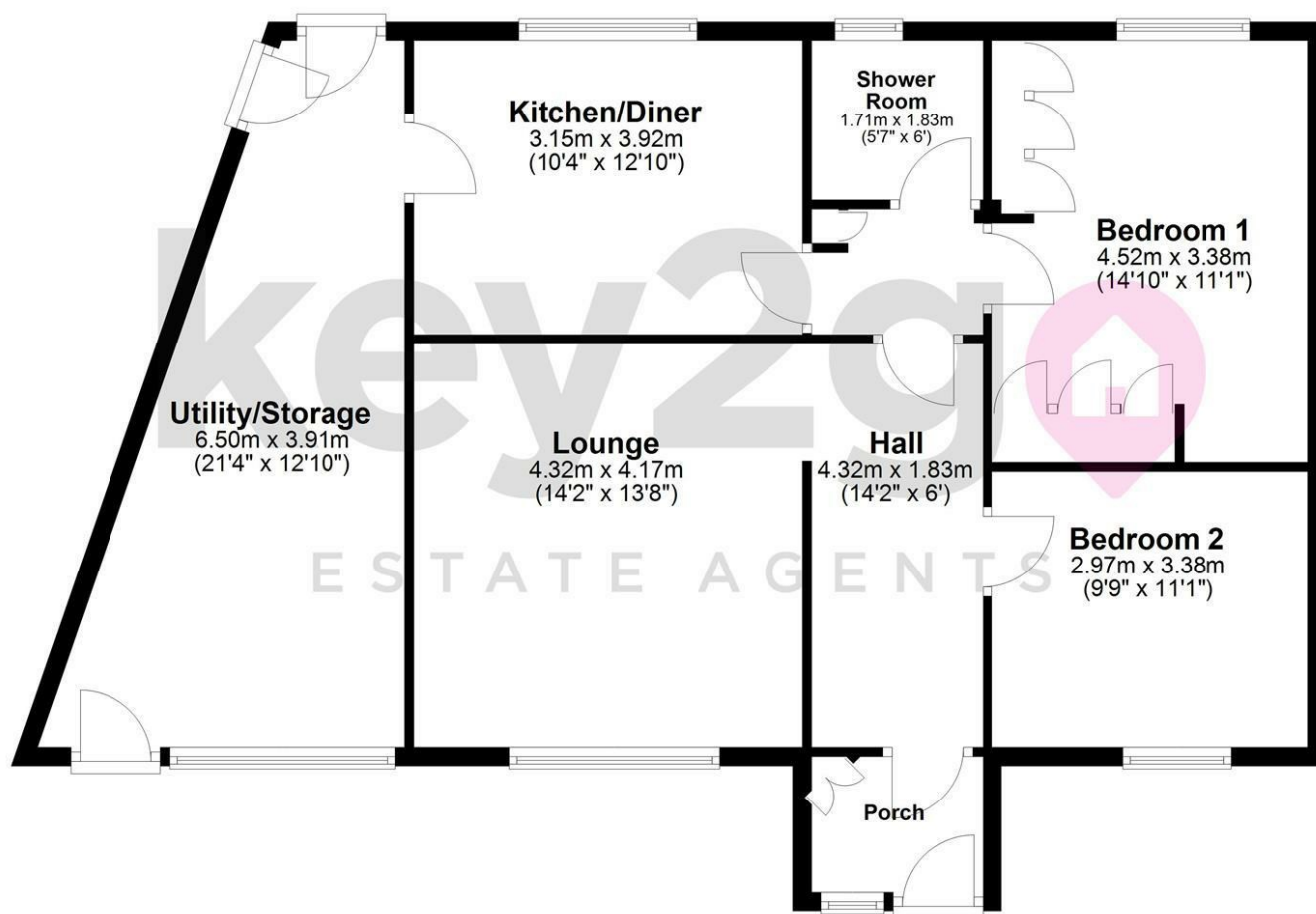
The rear of the property is enclosed and features a lawn area and patio, with fencing and walls surrounding.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - 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		
(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 