

Marketing Preview



2 Bramley Avenue, Aston, Sheffield, S26 2AQ

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 0



**** GUIDE PRICE £230,000 - £240,000 **** Perfect family home in a sought-after area. It benefits from a recently fitted kitchen and bathroom, boiler, full rewire, and new carpets throughout. The property offers off-road parking, a car port, and a garage with a mechanics pit. There is an enclosed garden to the rear. It is situated in a quiet cul-de-sac with good road links to the M1 Motorway.

SUMMARY

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Welcoming and spacious hallway with stairs to the first floor. Door leading to the kitchen, which is newly fitted and includes under-stairs storage. There is a side door and window to the rear. Open-plan lounge diner with a bay window to the front and patio doors to the rear.

Stairs rise to the first floor. There are double bedrooms to the front and rear. There is a single bedroom to the front with a storage cupboard. The newly fitted bathroom is located to the rear.

To the front there is shrubbery with a low rise wall. A side driveway leads to the car port and provides access to the garage, which has power, lighting and a mechanics pit.

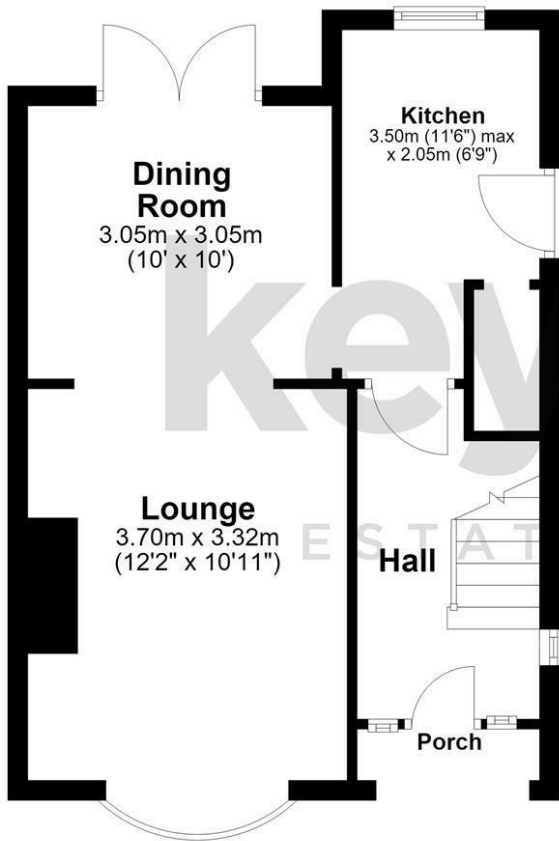
To the rear there is an enclosed garden with a lawn, hedges and fencing. The garden also includes apple, fig and olive trees.

PROPERTY DETAILS

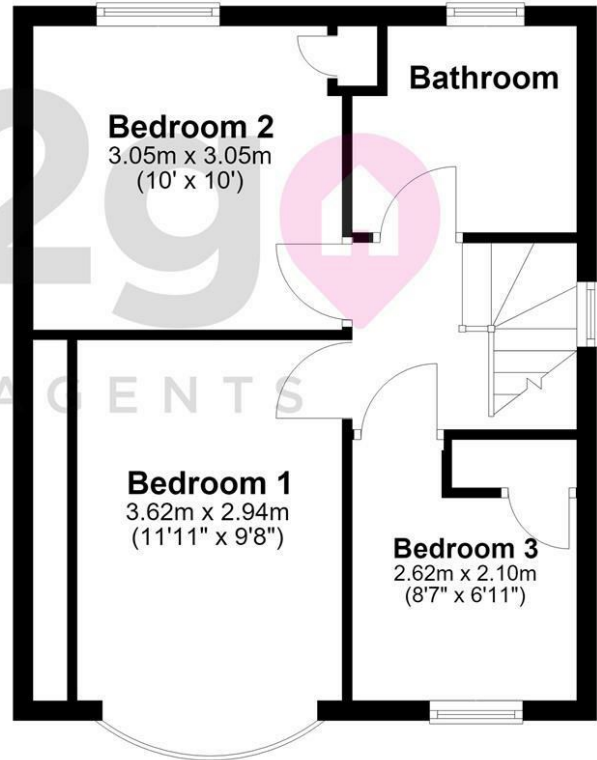
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL
- THIS PROPERTY SALE IS SUBJECT TO PROBATE BEING GRANTED

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First 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 	

