

Freehold

Asking Price: £375,000

Main Street, Aughton, Sheffield, S26



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QUALITY LOCATION, CLASSIC 1930'S STYLE, BEAUTIFUL GARDENS, DRIVE AND GARAGE.

Occupying an elevated position within this sought after location a very well presented character 1930's three bedroom detached home. Including central heating and double glazing, large plot with beautiful gardens to front and rear this exceptional family home certainly warrants consideration. With driveway and double tandem garage the house offers views to the front and easy access to local amenities, Rotherham and Sheffield centres and the M1 motorway junctions 31 and 33 at Aston and Whiston respectively. Viewing is a must to appreciate this particular location where properties very rarely come to the market.

Entrance Hall With double glazed front door, cloaks cupboard and stairs rising to the half landing.

Lounge 4.72 x 3.65. With front aspect and focal fire surround with marble inlay and hearth. Double glazed patio doors provide access to the conservatory.

Conservatory 4.30 x 3.90. A double glazed conservatory with laminate floor, French doors and lovely aspect to the rear gardens.

Dining Room 4.46 x 3.67. (Maximum measurements to bay)
With front aspect bay window.

Kitchen 3.65 x 2.46. With a range of fitted units with roll edge work surfaces, one and a half bowl sink and tiling to the sink and work surface area. Rear aspect window, rear door to the porch, plumbing for dishwasher and steps down to the pantry (1.97 x 1.93). Integrated cooking appliances of gas hob with extractor and double electric oven.

Rear Entrance Porch/Utility Room 3.69 x 1.95. With plumbing for washer, base store cupboard with roll edge worktop, fully tiled floor and double glazed external door to the rear.

Half Landing With stairs continuing to the first floor.

Cloakroom/WC With wc and wash basin with vanity in white. Half wall panelling.

First Floor Landing With ladder access to the loft which has light.

Bedroom One 4.73 x 3.64. (Maximum measurements through wardrobes)

With front and rear aspects and a range of fitted wardrobes, dressing tables and corner display units. Views to the front.

Bedroom Two 3.67 x 3.30. (Minimum measurements excluding door recess)
With front aspect with views. Cupboard housing the gas boiler.

Bedroom Three 2.72 x 2.50. With rear aspect and laminate floor.

Bathroom 1.95 x 1.80. With suite comprising wc, wash basin and bath with shower and screen. Fully tiled floor and panelled ceiling.

Outside The property stands within grounds extending to approximately 780 square yards with beautifully maintained well stocked gardens to front and rear. To the rear are retaining walls to lawned gardens, patio area, outside lighting, power and a great degree of privacy. Brick potting shed, timber shed and sunny westerly aspect at the rear. To the front are lawns with borders, rockery and adjacent drive providing off road parking and access to the garage.

Double Tandem Garage 11.87 x 2.77. With automated entry door, light, power, cold water tap and access door to the rear.

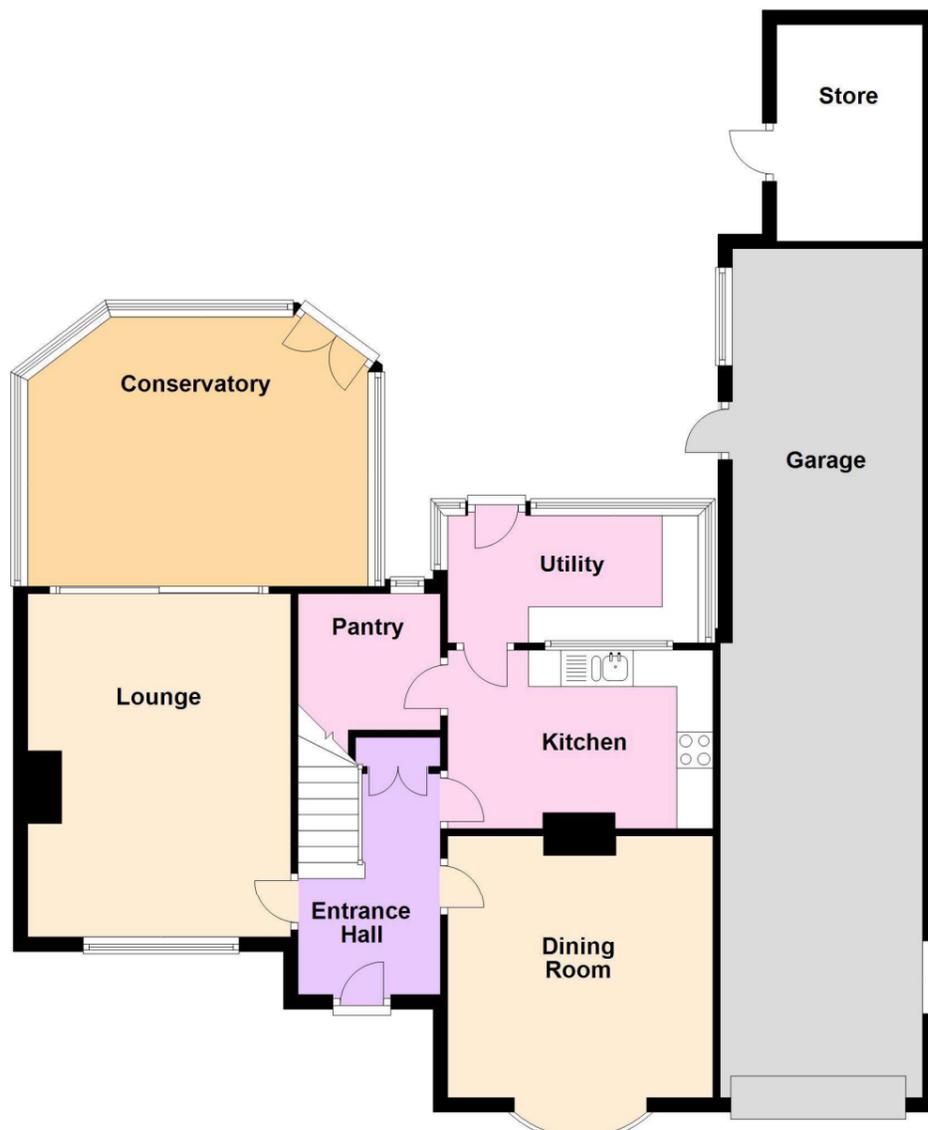


- 1930's detached family home
- Three bedrooms and two reception rooms
- Conservatory
- Beautiful gardens
- Drive and double tandem garage
- Sought after location
- Close to amenities and M1

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

