





43 Aisthorpe Road

Woodseats • Sheffield • S8 8SY

Guide Price £180,000 - £190,000

A beautifully presented mid terraced house on a popular road in Woodseats. Recently decorated featuring newly installed kitchen and bathroom. Accommodation is over 2 floors, comprising of 2 well-presented bedrooms, modern bathroom, stunning kitchen with conservatory and stylish lounge. Benefits from gas central heating, double glazing and security alarm. Freehold. Composite door opens into the stylish living room complemented by wooden mantle and feature tiled hearth. The kitchen hosts a range of grey high gloss wall and base units, contrasting worktops and tiled splash backs. Integrated appliances include Bosch oven, gas hob and extractor, fridge, freezer and washing machine. A walk-in pantry provides extra storage and access to the cellar through a trap door. Leading from the kitchen is an impressive conservatory, creating a light and airy space with appealing garden aspect. Stairs rise to the first floor comprising of 2 well presented bedrooms, one to the rear housing the Worcester combination boiler in a generous storage cupboard and a front facing spacious double bedroom, benefiting from extra space over the passageway. The modern bathroom houses a 3 pieces white suite with overhead shower and decorative flooring. To the front of the property is a hardstanding forecourt and to the rear accessed through a communal passageway is an attractive rear landscaped garden and brick-built coal house. Aisthorpe Road is a very popular road, well-placed for local shops and amenities in Woodseats, with a variety of cafes, pubs and restaurants. There are local schools, recreational facilities, public transport and access links to the city centre, hospitals, universities, train station and the Peak District.



- Beautifully Presented Terraced House
- Popular Location of Woodseats
- 2 Well Presented Bedrooms
- Modern Bathroom
- Contemporary Kitchen with Integrated Appliances
- Impressive Conservatory
- Rear Garden with Brick Built Storage
- Double Glazed & Combination Boiler
- Freehold
- Council Tax Band A



43 AISTHORPE ROAD

APPROXIMATE GROSS INTERNAL AREA = 64.4 SQ M / 693 SQ FT

CELLAR = 13.1 SQ M / 141 SQ FT

TOTAL = 77.5 SQ M / 834 SQ FT

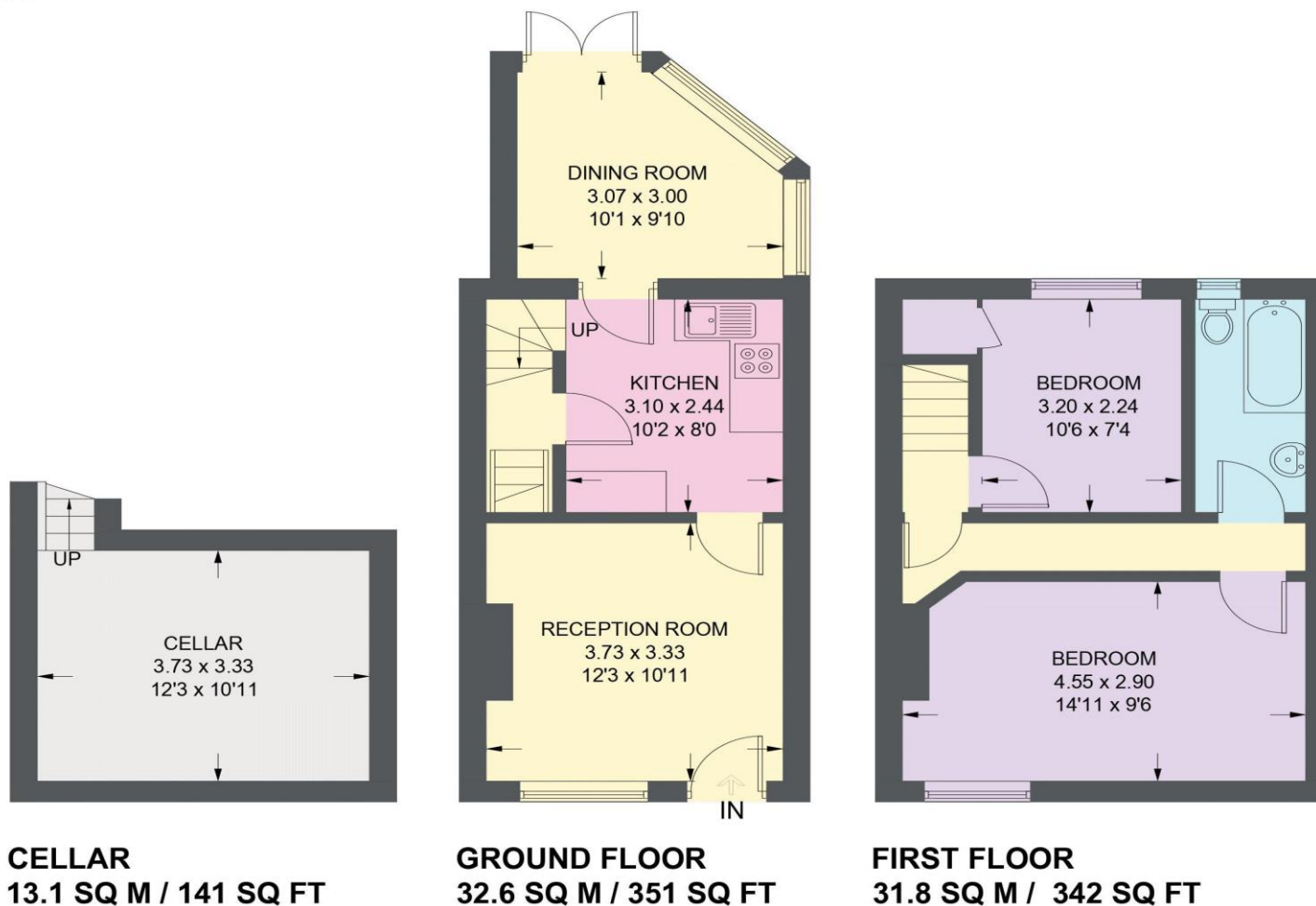


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.