



## 6 Windsor Rise, Aston, Sheffield, S26 2EW

Offers In The Region Of £189,950

- Semi Detached Bungalow
- Popular Village Location
- uPVC DG
- Close to Amenities
- Two Bedrooms
- Well Presented Accommodation
- Level Gardens
- NO CHAIN
- GCH
- Detached Garage

# 6 Windsor Rise, Sheffield, South Yorkshire, S26 2EW

Situated within the popular village of Aston is this two bedroom semi-detached bungalow which benefits from no chain. Located just a 'stones' throw away from the village centre which has a range of local amenities and within easy reach of motorways and major road networks, providing access to nearby Sheffield City Centre. This property has generally been well maintained throughout but could benefit from further modernisation. Benefiting from gas fired central heating, uPVC double glazing and a detached garage.

The accommodation briefly comprises: Living Room, Kitchen/Diner, Inner Lobby, Two Bedrooms and Bathroom. Standing in low maintenance gardens and benefiting from ample off street parking and a detached garage.



Council Tax Band: B



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## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN/DINER

14'9" x 7'6"

Fitted with a range of units above and below wall top work surfaces with complementary tiled splashback. Incorporated within is a single drainer stainless steel sink with mixer taps, a single electric oven with four ring gas hob and extractor chimney above. There is also space and plumbing for automatic washing machine, space for a tumble dryer, space for a freestanding fridge freezer, a central heating radiator, front and side facing UPVC double glazed windows, a wall mounted combination boiler and a UPVC entrance door.

#### LIVING ROOM

15'6" x 12'1"

A well proportioned living room which benefits from a front facing UPVC double window, central heating radiator, coving to the ceiling and a wall mounted contemporary electric fire.

#### INNER LOBBY

4'9" x 4'2"

Having a central heating radiator, coving to the ceiling and access to the loft storage space.

#### BEDROOM ONE

13'5" x 10'7" (into wardrobes)

With a rear facing UPVC double glazed window, a central heating radiator, coving to the ceiling and built wardrobes with mirrored doors.

#### BEDROOM TWO

9'1" x 8'2"

Having a uPVC double glazed window, coving to the ceiling and a central heating radiator.

#### BATHROOM

6'5" x 5'10"

Fitted with a white three-piece suite comprising of a panelled bath with electric shower over, a pedestal wash hand basin and a low flush WC. There are ceramic tiles to the walls, coving to the ceiling, central heating radiator and UPVC double glazed window.

#### OUTSIDE

To the front of the property is a pleasant lawn garden with

mature shrubs, a gate leads to the block driveway which continues to the side of the property where there is a good sized detached garage. To the rear of the property is a lawn garden with mature shrubs and paved patio area.

#### **GARAGE**

19'0" x 11'4"

With up and over door, power points, a side facing UPVC door and UPVC double glazed window.

#### **GENERAL**

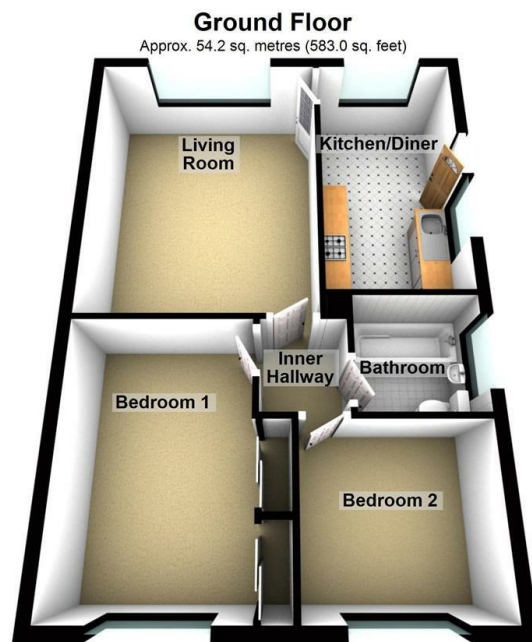
The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

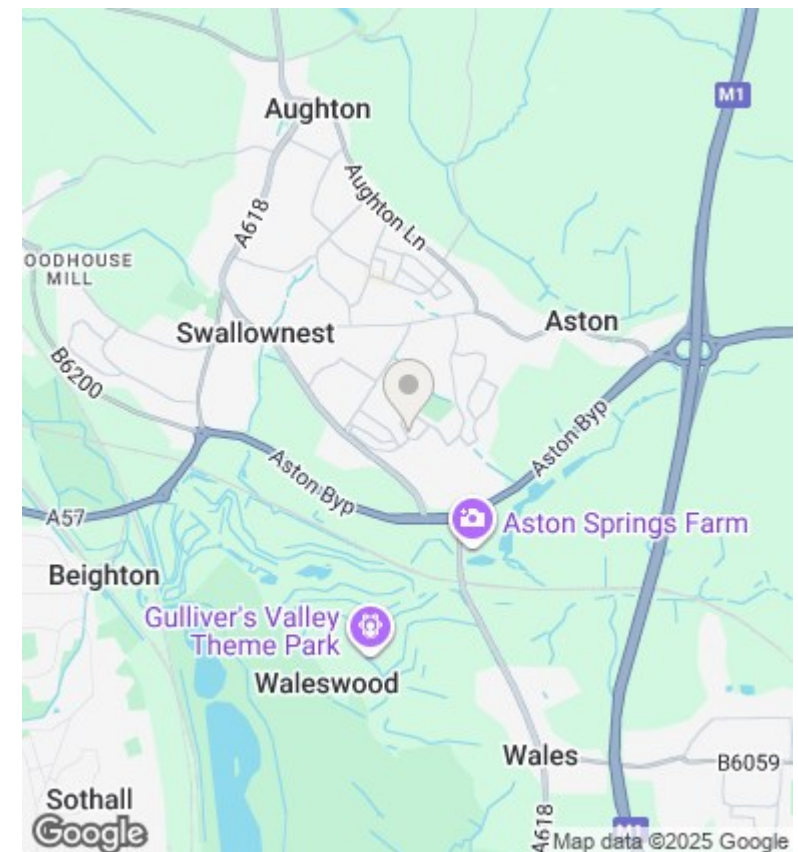
We are informed by the seller that the tenure of this property is Freehold, however legal confirmation has been requested. Please consult us for further details.







Total area: approx. 54.2 sq. metres (583.0 sq. feet)  
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |