



Portland Avenue, Aston Sheffield S26 2FN

welcome to

Portland Avenue, Aston Sheffield

This four-bedroom semi-detached home on Portland Avenue offers spacious living, a modern kitchen, and a versatile second reception room. With a private rear garden, off-road parking, and excellent local amenities, it's perfect for families seeking comfort and convenience.



Hall

Having an entrance porch and a further door leads to the lounge.

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

Front facing double glazed window and radiator. An open plan staircase leads to the first floor accommodation. A feature of the room is a fire place and gas fire. An opening leads to the dining room.

Dining Room

10' 6" x 7' 10" (3.20m x 2.39m)

Having double glazed French doors which leads to the rear garden, radiator and understairs cupboard.

Occasional Room

10' 6" x 6' 7" (3.20m x 2.01m)

Rear facing double glazed window.

Kitchen

17' 1" x 11' 10" (5.21m x 3.61m)

Having a range of wall and base units, inset sink and rolled edge work surfaces. Gas hob and electric oven with extractor above. Space and plumbing for washing machine and dishwasher. Gas hob and electric oven with extractor above. Rear facing double glazed window and French doors leads to the rear garden.

Landing

Loft access can be obtained.

Bedroom One

17' 1" x 11' 2" (5.21m x 3.40m)

Two rear facing double glazed windows and two radiators.

En-Suite

A suite comprising shower cubicle, wc and wash hand basin. Partial tiling to the walls, side facing double glazed window and heated towel rail.

Bedroom Two

17' 9" x 8' 10" (5.41m x 2.69m)

Front facing double glazed window and radiator.

Bedroom Three

16' 1" x 8' 6" (4.90m x 2.59m)

Rear facing double glazed window and radiator.

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

Two front facing double glazed windows, radiator and laminate flooring.



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Portland Avenue, Aston Sheffield

- Extended semi detached property
- Four bedrooms, master en-suite
- Driveway
- Enclosed rear garden
- Sought after area

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK113907 - 0005

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