

**Portland Avenue, Aston Sheffield S26 2FN** 

william h brown

# 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.

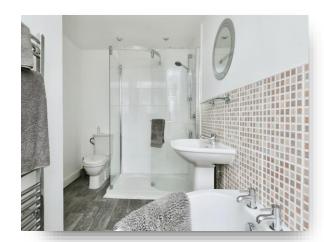












#### Hall

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







Worksop Rd Aston All Saints C of E Primary School All Saints W Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CPK113907



Property Ref: CPK113907 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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