

**Mason Avenue, Aughton SHEFFIELD S26 3UB** 

## welcome to

# **Mason Avenue, Aughton SHEFFIELD**

\*\*\*\*GUIDE PRICE £325,000-£350,000\*\*\*\* Discover this stylish three-bedroom detached home in Swallownest, featuring a vibrant kitchen, spacious lounge, garden with a summerhouse bar, and parking options. Close to local amenities and schools, it offers practicality and a prime location.













#### **Porch**

Having an entrance porch and door leading to the hallway.

## **Hallway**

Having a radiator and cupboard. Stairs leads to the first floor accommodation.

#### Wc

Having wc, wash hand basin. Front facing double glazed window, heated towel rail and tiled floor. Store cupboard.

### Lounge

28' x 13' 8" ( 8.53m x 4.17m )

Three front facing double glazed windows, two radiators and wooden flooring. French doors leads to the rear garden.

### **Kitchen**

14' 3" x 11' 9" ( 4.34m x 3.58m )

Having range of wall and base units with thick granite worktops, double inset sinks with Granite work surfaces, 5 ring gas hob and electric oven. Plumbing for washing machine and dryer, Rear facing double glazed window and radiator.

## Study

12' 4" x 8' 3" ( 3.76m x 2.51m )

French doors leads to the outside, radiator and laminate flooring.

## Landing

Feature side facing double glazed window, two store cupboards.

## **Bedroom Two**

13' 3" x 12' 1" ( 4.04m x 3.68m )

Front facing double glazed window, radiator and fitted wardrobes.

## **Bedroom One**

13' 4" x 10' 2" ( 4.06m x 3.10m )

Rear facing double glazed window and radiator. Fitted wardrobes.

#### **En-Suite**

A suite comprising shower cubicle, concealed wc and vanity sink unit. Heated towel rail and rear facing double glazed window.

#### **Bedroom Three**

11' 7" x 8' 9" ( 3.53m x 2.67m )

Rear facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath, wc and wash hand basin. Tiling to the walls and floor, heated towel rail and front facing double glazed window.

### **Drive & Garage**

A drive leads to the garage which has kitchen units built in for storage.

#### Gardens

To the rear of the property is an enclosed lawned garden and paved seating area. Bar which has power and light and has a 2p & 1p bronze coins top with gold grout glitter and resin top to add a sparkle effect to the centre of the bar.





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# Mason Avenue, Aughton SHEFFIELD

- Impressive detached property
- Three bedrooms, master en-suite
- Drive & Garage
- Spacious lounge/dining room
- Good access to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: E

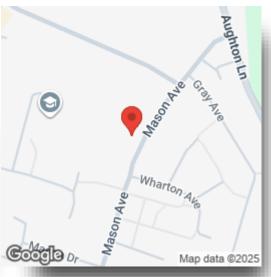
guide price

£325,000







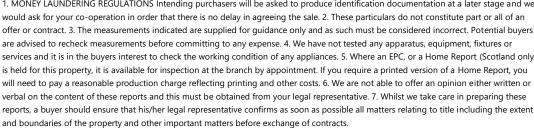


Please note the marker reflects the postcode not the actual property

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Property Ref: CPK114160 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)





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