

Fairfields Grove, Aston Sheffield S26 2DL



# welcome to

# **Fairfields Grove, Aston Sheffield**

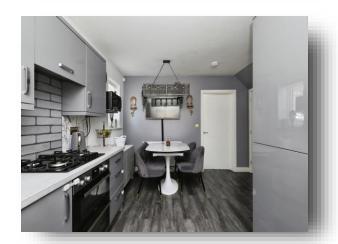
Guide Price £240,000 - £250,000 Located in Aston, this 3-bed semi-detached home. Features include a modern kitchen/dining area, spacious lounge, WC, en-suite master and an enclosed garden with patio and pergola.













#### Hall

Having an entrance door and radiator. Stairs leads to the first floor accommodation.

#### Wc

Having a wc and wash hand basin, radiator and front facing double glazed window.

## **Dining Kitchen**

14' 4" max x 12' 1" ( 4.37m max x 3.68m )

Having a range of modern style wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven, integrated fridge and freezer, space and plumbing for washing machine. Side and rear facing double glazed windows and radiator.

## Lounge

15' 8" x 11' 4" ( 4.78m x 3.45m )

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

## Landing

Loft access can be obtained.

### **Bedroom One**

11' 5" x 10' 1" ( 3.48m x 3.07m )

Rear facing double glazed window and radiator.

#### **En-Suite**

A suite comprising shower cubicle, vanity sink unit and wc. Partial tiling to the walls and rear facing double glazed window.

## **Bedroom Two**

11' 4" x 9' 2" ( 3.45m x 2.79m )

Front facing double glazed window and radiator.

## **Bedroom Three**

6' 5" x 6' 5" ( 1.96m x 1.96m )

Front facing double glazed window.

## Bathroom

A suite comprising bath with shower above, wc and wash basin. Tiling to the walls and floor to

compliment the suite.

#### Gardens

To the rear of the property is an enclosed garden south facing garden with paved seating area and Pergola. Raised beds with railway sleepers and garden shed.

#### **Drive**

There is a drive to the front of the property.





# Fairfields Grove, Aston Sheffield

- Guide Price £240,000 £250,000
- Semi detached property
- Cul de sac position
- Great access to Motorway Links
- Three bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114127



Property Ref: CPK114127 - 0004 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 guidance 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.



crystalpeaks@williamhbrown.co.uk



william h brown

Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk

0114 247 1421

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.