



**Fairfields Grove, Aston Sheffield S26 2DL**



**welcome to**

**Fairfields Grove, Aston Sheffield**

Guide price £220,000- £230,000 Modern three bed townhouse in Aston with dining kitchen, lounge, WC, bathroom, and off-street parking. Features a rear garden with artificial grass, seating area, and powered summerhouse. Close to schools and shops—ideal for families.



**Hall**

Having an entrance door and radiator.

**Wc**

Having a wc and wash hand basin. Radiator and tiled floor.

**Dining Kitchen**

13' 3" x 13' 3" ( 4.04m x 4.04m )

Having a range of modern style wall and base units, inset sink with Granite work surfaces. Integrated fridge and freezer. Space and plumbing for washing machine and dish washer. Front facing double glazed window and radiator.

**Lounge**

13' 7" x 9' 6" ( 4.14m x 2.90m )

Having double glazed French doors which leads to the garden. Radiator and open plan staircase leading to the first floor accommodation.

**Landing**

Loft access can be obtained via pull down ladders. Store cupboard.

**Bedroom 1**

13' 7" x 9' 3" ( 4.14m x 2.82m )

Front facing double glazed window and radiator.

**Bedroom 2**

10' 2" extending to 12' 5" x 7' 9" ( 3.10m extending to 3.78m x 2.36m )

Rear facing double glazed window and radiator.

**Bedroom 3**

7' 3" x 6' 4" ( 2.21m x 1.93m )

Rear facing double glazed window and radiator.

**Bathroom**

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the wall and floor, heated towel rail.

**Garden**

To the rear of the property is an enclosed garden with artificial grass paved seating area and summerhouse with power and light.

**Driveway**

There are 2 parking space with the property.



***view this property online*** [williamhbrown.co.uk/Property/CPK114525](http://williamhbrown.co.uk/Property/CPK114525)



**welcome to**

## **Fairfields Grove, Aston Sheffield**

- Modern town house
- Three bedrooms
- Sought after area
- Perfect family home
- Modern dining kitchen

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CPK114525](https://williamhbrown.co.uk/Property/CPK114525)



Property Ref:  
CPK114525 - 0006

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.

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.



**william h brown**



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**