



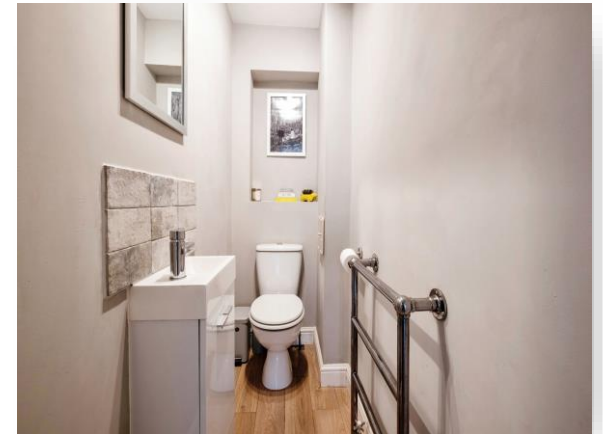
North Farm Court, Aston SHEFFIELD



welcome to

North Farm Court, Aston SHEFFIELD

This stunning 4-bedroom detached house in Aston offers a picturesque family haven in a charming neighbourhood. Don't miss your chance to make this property yours! VIEWINGS ESSENTIAL!



Hall

Having an entrance door, radiator and laminate flooring. Understairs cupboard.

Wc

Having a wc and wash hand basin. Heated towel rail and laminate flooring.

Lounge

19' 6" x 12' 1" (5.94m x 3.68m)

Front facing double glazed window and two radiators. French doors leads to the rear garden. Ornamental fire place.

Dining Room

19' 6" x 14' (5.94m x 4.27m)

Front facing double glazed window, radiator and laminate flooring. An opening leads kitchen.

Kitchen

16' 5" x 12' 11" (5.00m x 3.94m)

Having range of modern style wall and base units, inset sink with rolled edge work surfaces, Gas hob and electric oven, integrated dish washer and fridge, freezer. Velux style window, side facing double glazed window and Bi fold doors leads to the garden. laminate flooring and radiator.

Landing

Loft access can be obtained.

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)

Rear facing double glazed window and radiator. Fitted wardrobes.

En-Suite

A suite comprising shower cubicle, wc and wash hand basin. Side facing double glazed window and heated towel rail.

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Front facing double glazed window and radiator.

Bedroom Three

11' x 7' 8" (3.35m x 2.34m)

Front facing double glazed window and radiator.

Bedroom Four

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with mixer tap attachment, wc and wash hand basin. Partial tiling to the walls, radiator and rear facing double glazed window.

Gardens

There is an enclosed garden to the rear of the garden with a decked seating area.

Drive & Garage

A drive lead to the garage.



view this property online williamhbrown.co.uk/Property/CPK113573



welcome to

North Farm Court, Aston SHEFFIELD

- Four good sized bedrooms
- Beautiful open plan kitchen with an island unit
- Two large living areas
- Two bathrooms and additional WC
- Large driveway and garage for optimal storage

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113573



Property Ref:
CPK113573 - 0002

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



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



williamhbrown.co.uk