

## Marketing Preview



**3 Haddon Way, Aston, Sheffield, S26 2EH**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE!! Don't miss your opportunity to purchase this extended 3/4 bedroom detached property which offers downstairs WC, off road parking and private enclosed rear garden. Situated on a quiet road and having lovely views over sheffield to the rear. Close to great local amenities, local schools and close to good road links to the M1 Motorway.

### SUMMARY

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### HALLWAY

Enter through UPVC door into spacious hallway with neutral decor and carpet flooring. Radiator, stair rise to first floor landing and door to lounge.

### LOUNGE 15'1" x 14'4"

A good sized lounge with fireplace, ceiling and spot lightning. Radiator, window to the front and door to inner hallway.

### INNER HALLWAY

With ceiling light, doors to kitchen/diner, bedroom four/snug and downstairs WC. UPVC door to side.

### KITCHEN/DINER 19'4" x 9'7"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Double oven, induction hob and extractor fan. Integarted fridge, freezer, dishwasher and washing machine. Two ceiling lights, radiator and window to the rear. Part vinyl part carpet flooring.

### BEDROOM FOUR/SNUG 13'10" x 8'3"

Useful room with fitted wardrobes, ceiling light, radiator and window to the rear.

### DOWNSTAIRS WC 2'9" x 3'11"

With close coupled WC, ceiling light, obscure glass window and vinyl flooring.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling, obscure glass window and access to loft. Doors to three bedrooms, WC and bathroom.

### BEDROOM ONE 11'4" x 12'0"

A double bedroom with neutral decor and fitted wardrobe. Ceiling light, radiator and window to the front.

### BEDROOM TWO 11'5" x 11'9"

A second double bedroom with ceiling light, radiator, store cupboard and fitted wardrobes. Window with amazing views over the rear.

### BEDROOM THREE 6'8" x 7'3"

A third single bedroom with feature painted wall and carpet flooring. Ceiling light, radiator and window to the front.

### BATHROOM 6'6" x 5'6"

Comprising of corner bath with over head shower and vanity unit with wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

### WC 4'2" x 2'5"

With back to the wall WC, ceiling light, obscure glass window and vinyl flooring.

### OUTSIDE

To the front of the property is a pebbled area, shrubbery and driveway which leads to the side.

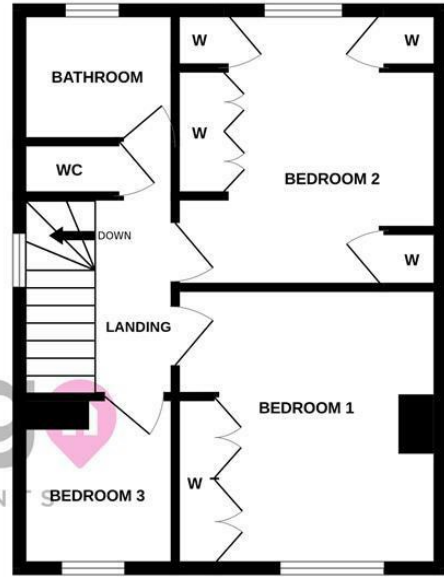
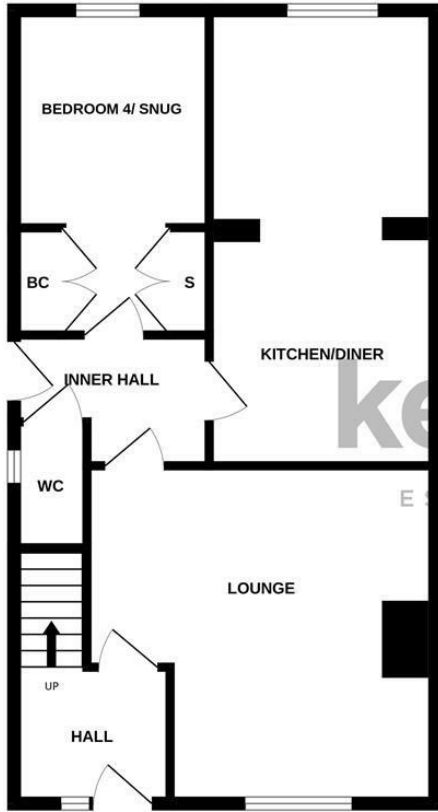
To the rear of the property is a tiered patio area, shrubbery, trees and shed.

### PROPERTY DETAILS

- FREEHOLD(PURCHASE FINALISING)
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



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ESTATE AGENT

TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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