

Marketing Preview



3 Christchurch Avenue, Aston, Sheffield, S26 2AW

£290,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £290,000 - £300,000 ** NOT TO BE MISSED!** A unique opportunity to purchase this two bedroom detached bungalow which is situated on a large plot on a quiet cul-de-sac. Offering a stylish shower room, open reception space and top quality finishings. Also having a generous sized garden, carport, off road parking and a garage. Being renovated to a high standard. Close to amenities and road links to the M1 Motorway.

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with white walls and laminate flooring. Ceiling light, radiator and cupboard housing the boiler. Doors to the lounge, two bedrooms and shower room.

LOUNGE 15'6" x 14'10"

A bright and spacious reception room with feature tiling to one wall, continued flooring and a log burner. Ceiling light, two radiators and two windows to the front. Open to the kitchen.

KITCHEN 13'2" x 9'8"

A stylish kitchen having ample shaker style wall and base units, wood effect worktops and panelling to the splash back. Stainless steel circular sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Spot lighting, laminate flooring and window to the rear. Side uPVC door to the car port.

BEDROOM ONE 10'11" x 14'2"

A generous sized double bedroom with wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM TWO 11'1" x 10'4"

A bright double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 7'5" x 7'3"

Comprising of a walk in shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

OUTSIDE

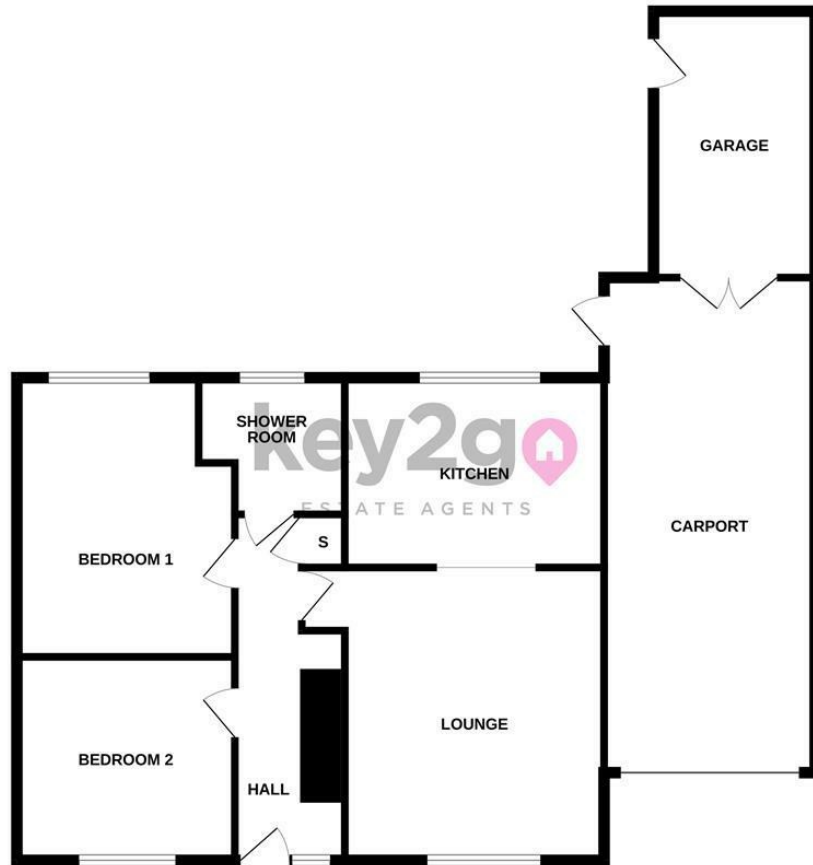
To the front of the property is iron gates to the driveway, large lawn and hedging. Garage door leading to the car port and access to the garage with power and lighting. Gate to the rear.

To the rear of the property is a larger than average, enclosed and private garden with a patio area, lawn area and pebbled area. Shrubbery and plants. Shed and summer house.

PROPERTY DETAILS

- LEASEHOLD, 138 YEARS REMAINING, £22PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - ROTHERHAM COUNCIL

GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>