

## Marketing Preview



**17 Aughton Close, Sheffield, S13 8GA**

**£130,000**

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



Call our sales team to arrange your viewing on this two double bedroom semidetached property which is situated on a generous sized corner plot in a quiet cul-de-sac! Offering open plan kitchen/diner, downstairs WC and off road parking for up to four cars. It's a great spot to access the parkway/motorway and Crystal Peaks Shopping Centre is a short drive away. Close to great local amenities and excellent transport links with key buses taking you to the city centre and beyond. No Chain/Freehold. Close to great local amenities and road links! Perfect for first time buyers!

## SUMMARY

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## HALLWAY

Enter through UPVC door into hallway with neutral decor and carpet flooring. Ceiling light, radiator, alarm and stair rise to first floor landing. Door to lounge.

## LOUNGE 11'3" x 13'6"

A spacious lounge with neutral decor, carpet flooring and gas fire with surround. Ceiling light, radiator and window.

## KITCHEN/DINER 11'8" x 8'0"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Integrated oven, gas hob and extractor fan. Under counter space for washing machine and space for full height fridge/freezer. Ceiling light, radiator and vinyl flooring. Window overlooking garden access to the rear and access to a large walk-in pantry/store cupboard and separate WC.

## WC 2'4" x 4'9"

Comprising of WC, ceiling light and radiator. Obscure glass window and vinyl flooring.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and neutral decor. Access to loft and doors to two bedrooms and bathroom.

## BEDROOM ONE 11'4" x 11'9"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window. Door to large walk in storage cupboard.

## BEDROOM TWO 7'8" x 9'7"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

## SHOWER ROOM 6'5" x 6'3"

Comprising of walk in shower cubicle, WC and sink. Ceiling light, obscure glass window, tiled wet room flooring and fully tiled walls.

## OUTSIDE

To the front of the property is a well presented lawn and large driveway providing ample off road parking and sufficient

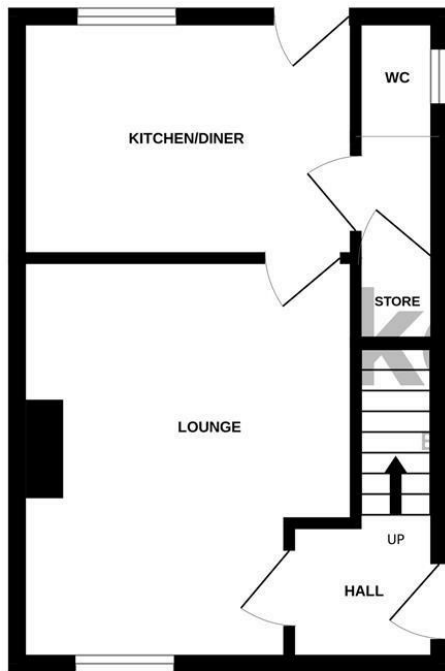
space for a garage.

To the rear of the property is a private enclosed mature garden with huge potential for further landscaping, patio, lawn area and shrubbery on a well presented corner plot.

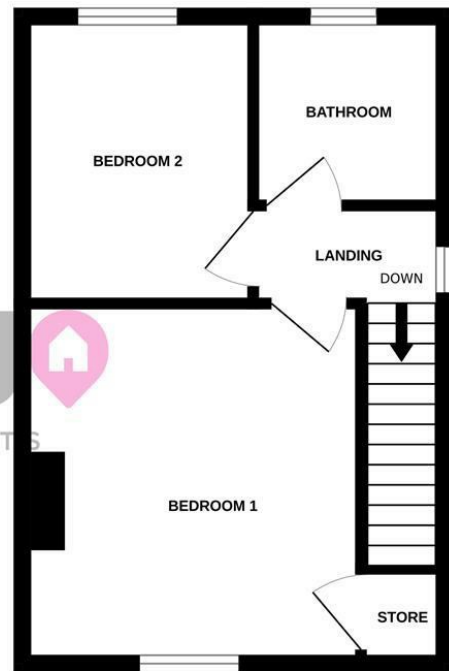
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



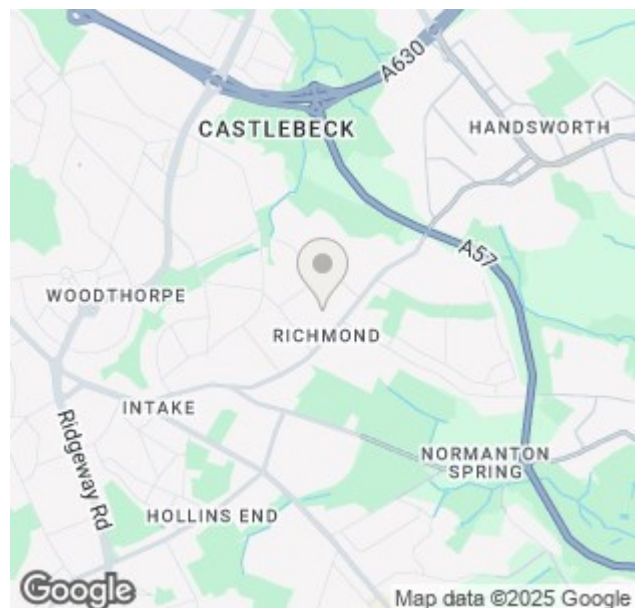
1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>50</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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