

## Marketing Preview

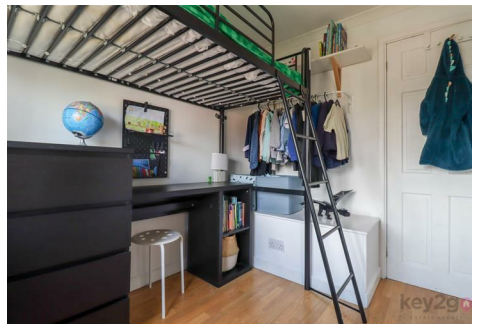


**12 Bramley Avenue, Aston, Sheffield, S26 2AQ**

**£290,000**

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





A fantastic opportunity to purchase this stunning and extended three-bedroom semi-detached property, situated in a highly sought-after area in a quiet cul-de-sac. The home features a newly fitted open-plan kitchen with bi-folding doors to the rear, a downstairs WC, and a versatile office space. Externally, the property boasts a larger-than-average landscaped garden, garage, off-road parking and electric charging point. Ideally located with excellent road links to the M1 Motorway, Rotherham, and Sheffield, this is the perfect family home!

## SUMMARY

A fantastic opportunity to purchase this stunning and extended three-bedroom semi-detached property, situated in a highly sought-after area in a quiet cul-de-sac. The home features a newly fitted open-plan kitchen with bi-folding doors to the rear, a downstairs WC, and a versatile office space. Externally, the property boasts a larger-than-average landscaped garden, garage, off-road parking and electric charging point. Ideally located with excellent road links to the M1 Motorway, Rotherham, and Sheffield, this is the perfect family home!

A welcoming hallway with the stair rise to the first floor leads into the extended kitchen/lounge/diner — a stunning family space and the heart of the home. The newly fitted two-tone kitchen offers space for a dining table and bi-folding doors opening onto the garden. This space is open to the living room, which features a media wall with a fireplace and a bay window to the front. There are also a door to the downstairs WC.

A stair rise leads to the landing, giving access to a double bedroom with a bay window, a second double bedroom with a storage cupboard, and a single bedroom to the front. The floor is completed by a modern bathroom fitted with a bath, WC, and wash basin.

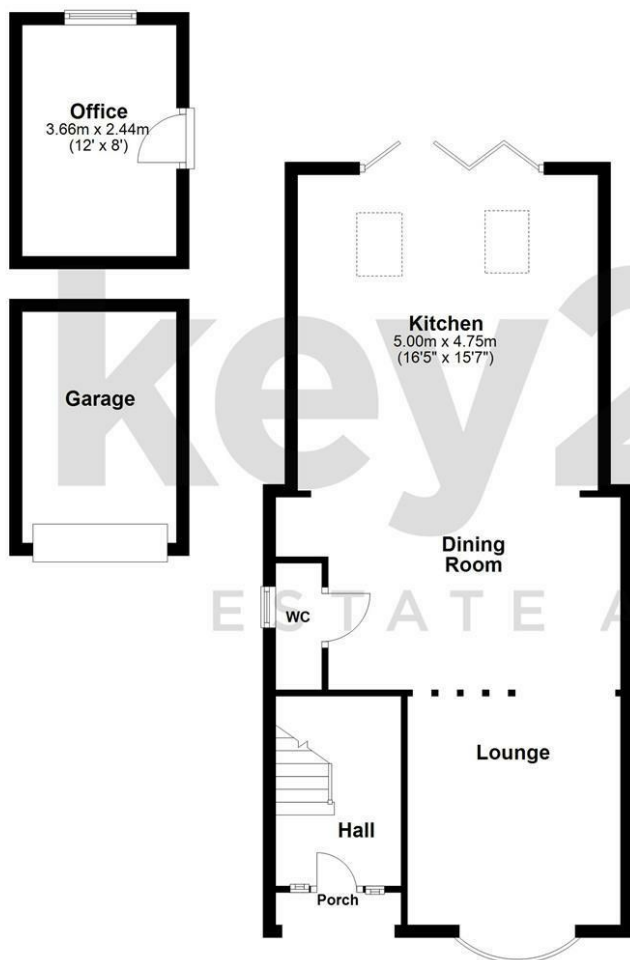
The front of the property features a driveway and pebbled area with access to the garage. To the rear, the generous, enclosed garden includes a decking area with a glass balustrade, an L-shaped lawn, vegetable patch, treehouse, hedging, and mature trees. The garage has been converted into a stylish office/reception room, adding versatility to the outdoor space.

## PROPERTY DETAILS

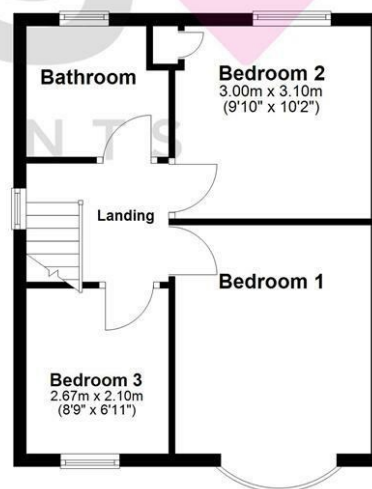
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL



## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(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	

