



1 Bramley Avenue, Aston, Sheffield, Yorkshire, S26 2AQ

Offers In The Region Of £190,000

A traditional bay windowed THREE BEDROOM SEMI DETACHED HOUSE located on a cul-de-sac and offered for sale with NO UPWARD CHAIN.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, SPACIOUS THROUGH LOUNGE/DINING ROOM .

Aston is a popular suburb centrally placed for travelling to both Rotherham and Sheffield whilst junction 31 is only 5 minutes drive away.

ENTRANCE HALL 5'10" x 10'5" (1.8 x 3.2)



Having a front facing UPVC door, side facing UPVC window and stairs leading up the the first floor.

LOUNGE/DINING ROOM 24'7" x 10'9" into bay (7.5 x 3.3 into bay)



Having an open plan lounge dining area with archway, UPVC bay to the front and UPVC patio doors to the rear and two central heating radiators.

KITCHEN 6'10" x 11'1" (2.1 x 3.4)



Having a range of wall and base units with an inset stainless steel sink. Freestanding oven, wall mounted boiler. UPVC window to the rear and UPVC door to the side of the property leading onto the drive.

FIRST FLOOR

Side facing UPVC window.

BEDROOM ONE 14'1" x 9'10" into bay (4.3 x 3 into bay)



Having a front UPVC bay window with built in wardrobes and dresser and a central heating radiator.

BEDROOM TWO 9'10" x 7'10" (3 x 2.4)



Having a rear facing UPVC window, built in wardrobes and cupboards and central heating radiator.

BEDROOM THREE 6'10" x 6'10" (2.1 x 2.1)



Having a front facing UPVC window, central heating radiator and storage cupboard.

BATHROOM 6'2" x 6'6" (1.9 x 2)



Having a fully tiled bathroom with electric shower over bath, vanity low flush toilet and mixer tap basin. Heated towel rail and rear facing UPVC privacy glass window.

FRONT

To the front of the property is a mature planted garden. A drive provides parking for two vehicles .

GARDEN



The rear enclosed garden offers a paved patio and lawned area with mature shrub borders.

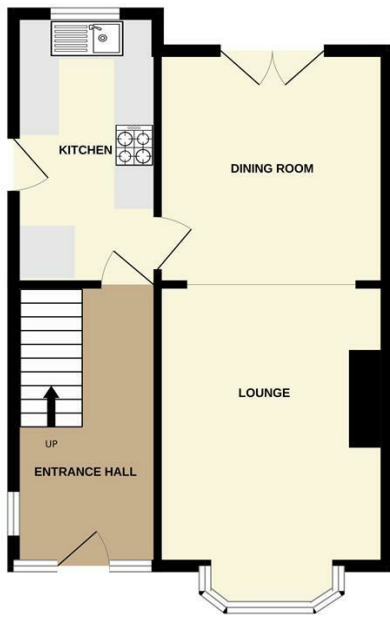
MATERIAL INFORMATION

Material information
Council Tax Band B

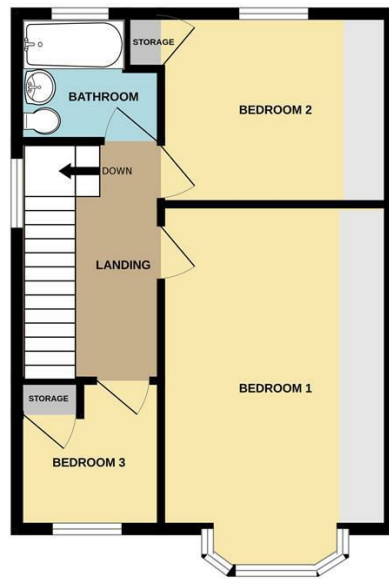
Tenure Leasehold-200 years from 25/03/1962. Annual
Ground rent £16.00
Property Type Semi detached house
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and
open reach to gain information on broadband speed and
mobile signal/coverage.
<https://www.openreach.com/>
[https://www.ofcom.org.uk/phones-telecoms-and-
internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)
Parking type Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to
gain information on flood risk. [https://check-for-
flooding.service.gov.uk/find-location](https://check-for-flooding.service.gov.uk/find-location)
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority
website to gain more information on if this property is
a f f e c t e d b y c o a l m i n i n g .
<https://www.groundstability.com/public/web/home.xhtml>
We advise all clients to discuss the above points with a
conveyance solicitor.

Floor Plan

GROUND FLOOR

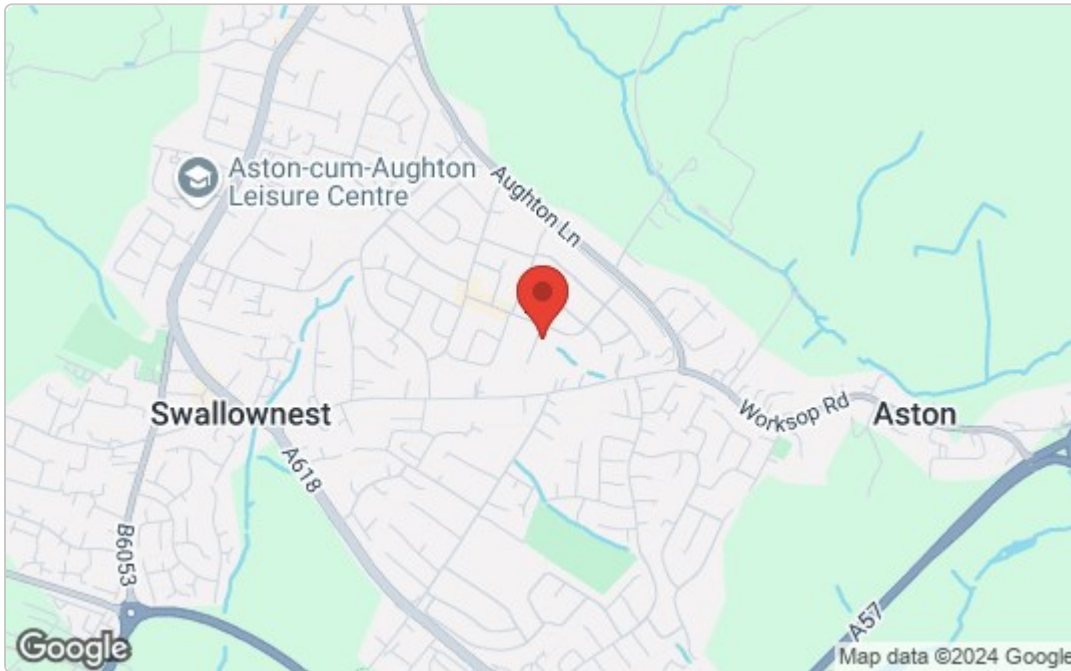


1ST FLOOR

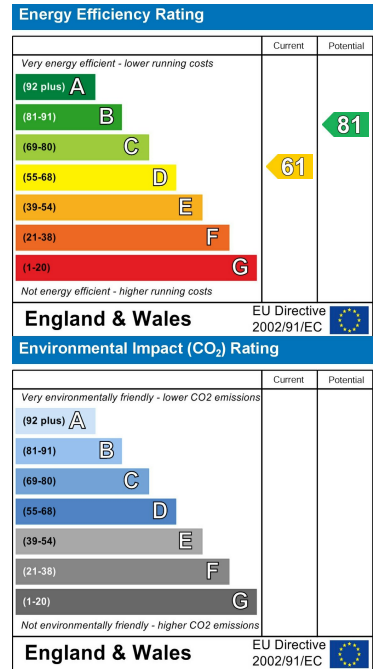


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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