



15 St. Stephens Drive, Aston, Sheffield, S26 2EP

Offers Around £200,000

A THREE BEDROOM SEMI DETACHED WITH LARGE CONSERVATORY located on a popular estate close to Schools and Shops and centrally placed for Sheffield and Rotherham and within 5 minutes drive of the M1 intersection. The accommodation briefly comprises: Porch, inner Hall, through Lounge/Dining Room, Kitchen, Conservatory, three Bedrooms and Bathroom. Gardens and drive to a detached brick Garage.

ENTRANCE PORCH 5'5" x 4'7" (1.67 x 1.41)

With timber entrance door and windows

HALL



With radiator, cloaks cupboard and under stairs cupboard housing the 'Vaillant' gas combination boiler

LOUNGE/DINING ROOM 25'7" x 11'6" (7.81 x 3.53)



With twin aspect windows, two radiators and fireplace surround with fitted gas fire

CONSERVATORY 14'1" x 10'9" (4.3 x 3.3)



With double doors and two double panelled radiators

KITCHEN 8'10" x 10'4" (2.7 x 3.15)



With fitted base and wall units and inset sink. Integrated electric hob with double oven and microwave, double panelled radiator and half glazed door into the Conservatory

LANDING



FRONT BEDROOM 11'5" x 13'3" (3.48 x 4.06)



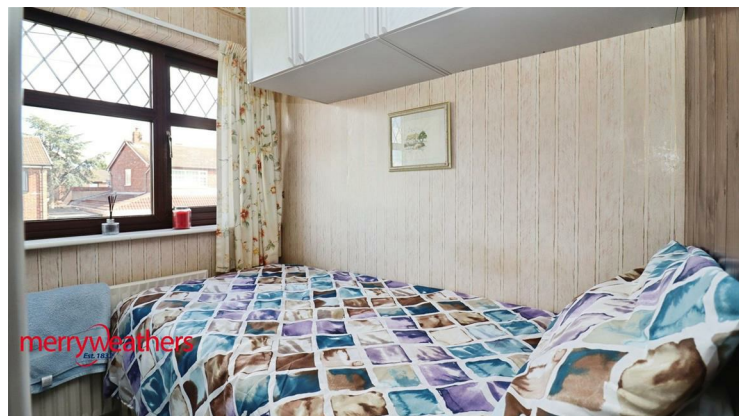
With fitted wardrobes to one wall with bedside cabinets and dressing table/drawer unit. Radiator

REAR BEDROOM 10'8" x 12'0" (3.27 x 3.66)



With fitted wardrobes and radiator

FRONT BEDROOM 6'3" x 8'10" (1.93 x 2.7)



With fitted wardrobe and radiator

BATHROOM 6'10" x 7'11" (2.1 x 2.43)



With corner shower cubicle, vanity wash basin, close coupled W.C. and bidet, heated towel rail

OUTSIDE

A block paved drive leads past the side of the house to the DETACHED BRICK GARAGE.

The rear garden is block paved and designed for ease of maintenance

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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>

Parking type Driveway & Garage

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>

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 affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

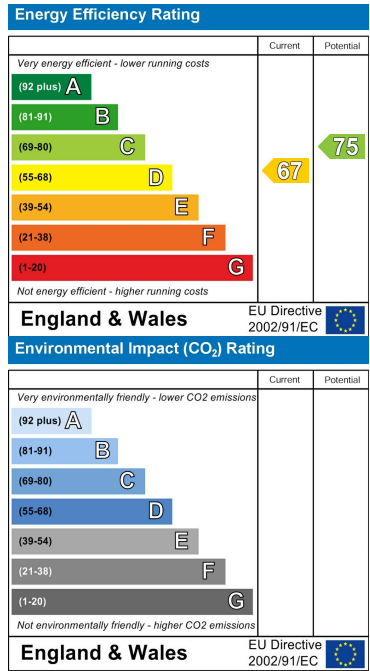
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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