



Rosegarth Avenue, Aston Sheffield S26 2DB

welcome to

Rosegarth Avenue, Aston Sheffield

Guide price £220,000-£230,000 Two-bedroom detached bungalow ideal for downsizing. Includes lounge, modern kitchen, two bedrooms, bathroom, porch, front and rear gardens, driveway, and garage. Located in Aston near shops, schools, and transport links. Viewing highly recommended!



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

Porch

Having an entrance door and a further door leads to the hall.

Hall

Radiator and laminate flooring.

Lounge

14' 4" x 13' 7" (4.37m x 4.14m)

Two front facing double glazed windows, radiator and laminate flooring.

Breakfast Kitchen

12' 4" x 10' 8" (3.76m x 3.25m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.

Induction hob and electric oven, space and plumbing for washing machine and dishwasher. Rear facing double glazed window and radiator. A side door leads to the rear garden.

Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)

Side and rear facing double glazed windows, radiator and wardrobes.

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

Front facing double glazed window.

Wetroom

Walk in shower, wc and wash hand basin. Radiator and rear facing double glazed window.

Gardens

There are lawned gardens to the front and rear of the property.

Drive & Garage

A drive leads to the garage which provides power and light.



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Rosegarth Avenue, Aston Sheffield

- Detached bungalow
- Two bedrooms
- No Chain
- Drive & Garage
- Sought after area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£220,000



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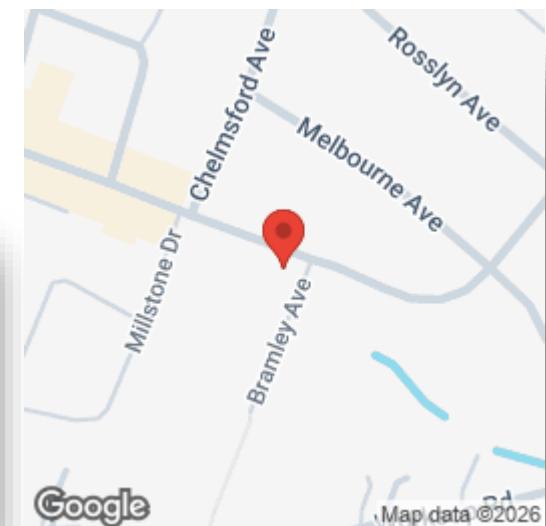


Property Ref:

CPK114506 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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