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ESTATE AGENTS

## Marketing Preview















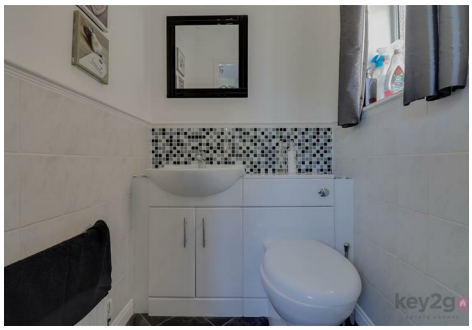
**15 Ambler Rise, Aughton, Sheffield, S26 3RH**

**£325,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



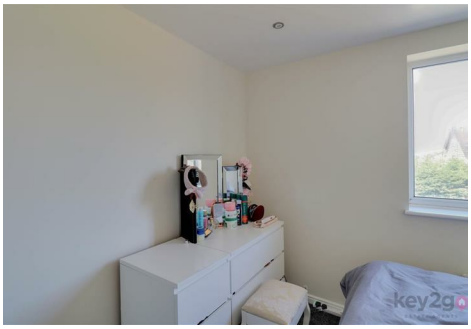














** GUIDE PRICE £325,000 - £350,000 ** A fantastic opportunity to purchase this well-presented four double bedroom detached family home, tucked away on a quiet road and ready to move straight into. Offering a spacious layout including a utility room, downstairs WC, and a master bedroom with an en-suite. The property also benefits from off-road parking, a garage, and a generously sized enclosed rear garden. Ideally located close to local amenities and excellent road links to Sheffield and Rotherham, making it the perfect family home.

## SUMMARY

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Enter into the welcoming hallway, which has stairs rising to the first floor and a door leading into the spacious lounge. The lounge features a bay window to the front, a feature electric fireplace, and double doors opening into the dining room. The dining room provides an excellent additional living and entertaining space, with bi-folding doors opening onto the rear garden and a door leading into the kitchen. The kitchen is fitted with a range of ample wall and base units, a double oven, hob with extractor above, and integrated wine storage. From here, there are doors to a useful storage cupboard, the garage, and the utility room. The utility room offers additional worktop space with plumbing and space for a washing machine, tumble dryer, and dishwasher. It also provides access to the rear garden and the downstairs WC, which is fitted with a wash basin and WC.

Stairs rise to the first floor landing, with doors leading to the four bedrooms, family bathroom, and a useful storage cupboard. The master bedroom is a generously sized double, featuring a window to the front, fitted wardrobes, and access to the en-suite. The en-suite is fitted with a shower cubicle, wash basin, and WC. Bedroom two is a spacious double bedroom with a window to the front. Bedroom three is another double bedroom, benefiting from fitted wardrobes and a window overlooking the rear garden. Bedroom four is a small double bedroom with a window to the rear. The family bathroom is fitted with a bath with a shower overhead, a wash basin, and a WC.

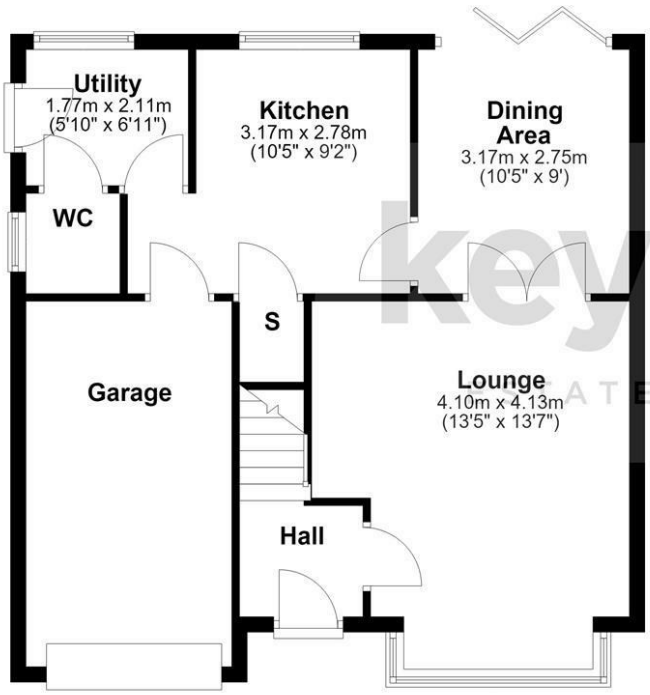
To the front of the property is a driveway providing off-road parking, access to the garage, and a side pathway leading to the rear garden. The generously sized rear garden is enclosed and well maintained, featuring a large patio area, lawn, garden shed, and fencing to the boundaries, creating an ideal space for outdoor dining, entertaining, or family enjoyment.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

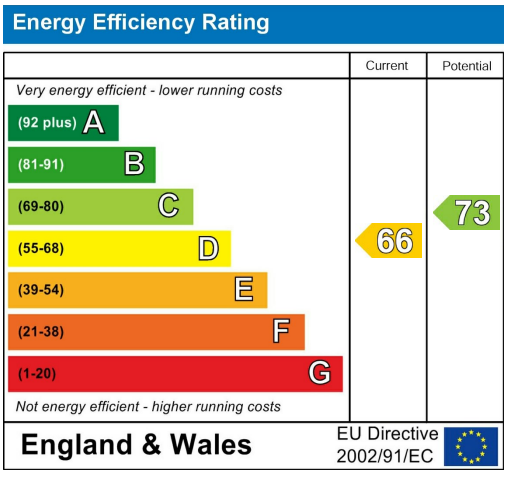
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor




## First Floor







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