



20, Manor Farm Close, Sheffield, S26 3XY

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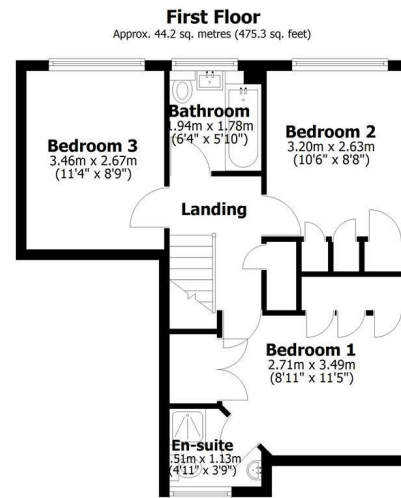
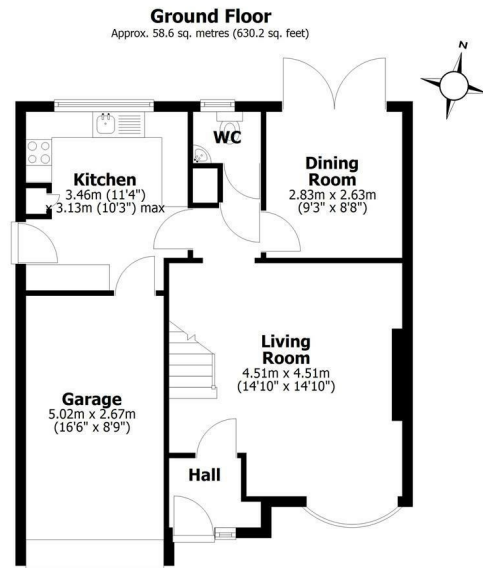
Description

An immaculate, three bedroom detached property that enjoys a private position on this well regarded estate that was constructed in the early 1980's. The situation, at the end of this quiet cul de sac, ensures a higher degree of privacy and the property has an open outlook to the rear, towards fields and Ulley. This lovely property also benefits from a larger frontage which provides parking for at least three cars, with plenty of room for guests, and a larger front garden. Available with no onward chain, this Freehold property offers over 1105 square feet of accommodation and plenty of space to extend into at the rear or over the garage to the side (subject to regs). Having a modern and impeccably clean interior that is complemented by landscaped gardens to both the front and rear this is a lovely property that will suit a broad range of buyer. Aughton is a desirable village that is situated on the fringes of both Rotherham and Sheffield. The village setting is rural, being surrounded by fields although there are of course local amenities in the village with more facilities being found in Swallownest, Ulley, Aston and Treeton, all of which are found close by.

- Three bedrooms including two doubles both with built in wardrobes.
- Two bathrooms including one ensuite shower room to the principal bedroom.
- Living room with good proportions and a feature fireplace.
- Cosy dining room with high gloss flooring and French windows opening onto the rear garden.
- Smart fitted kitchen with integrated appliances and access to the garden or the integrated garage.
- Entrance hall and separate, ground floor W.C.
- Generous gardens to both the front and rear with a lovely, open outlook to the rear to add to the sense of privacy.
- Corner of cul de sac location with plenty of off road parking and an integrated, single garage,.
- Freehold, Council Tax Band D.
- Gas central heating, modern UPVD double glazing and building regs all combine to provide an excellent EPC rating of C70.



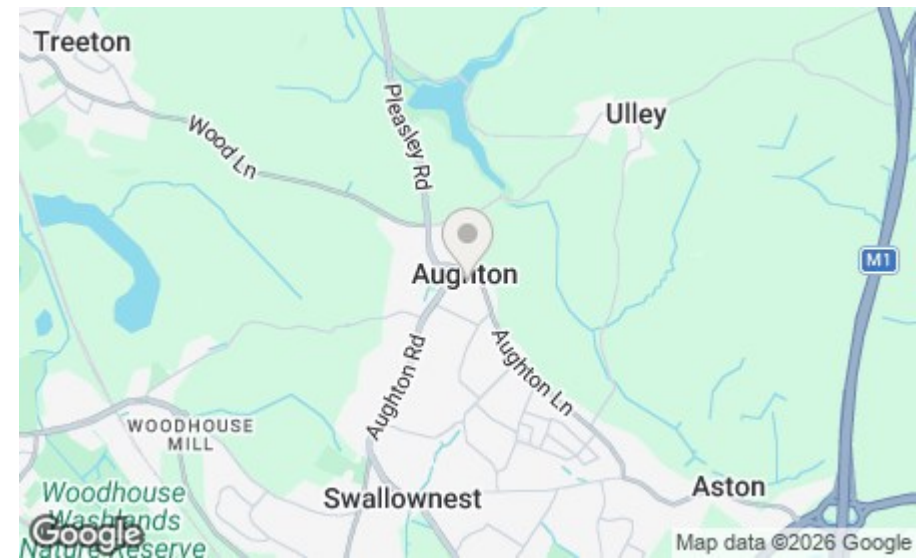




Total area: approx. 102.7 sq. metres (1105.6 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

20, Manor Farm Close



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