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ESTATE AGENTS

Marketing Preview











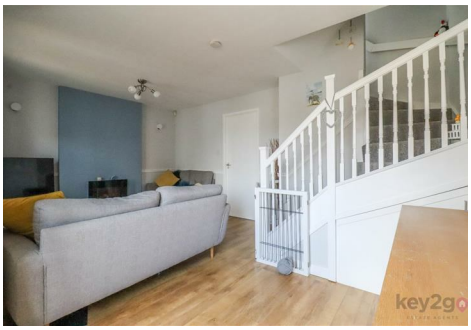




11 Manor Farm Close, Aughton, Sheffield, S26 3XY

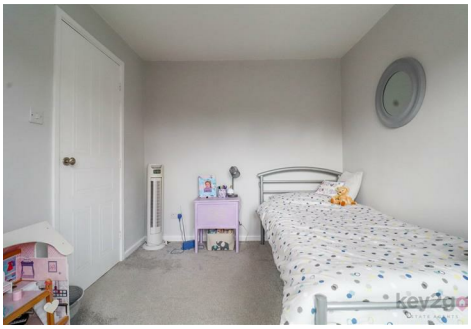
£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1













A fantastic opportunity to purchase this well-maintained and ready-to-move-into two-bedroom semi-detached property, ideal for first-time buyers or those looking to downsize. Offering a spacious kitchen/diner, generous lounge, and conservatory. Benefiting from a private, low-maintenance rear garden, off-road parking, and a garage. Situated on a quiet cul-de-sac with excellent road links to Rotherham, the M1 motorway, and local amenities.

SUMMARY

A fantastic opportunity to purchase this well-maintained and ready-to-move-into two-bedroom semi-detached property, ideal for first-time buyers or those looking to downsize. Offering a spacious kitchen/diner, generous lounge, and conservatory. Benefiting from a private, low-maintenance rear garden, off-road parking, and a garage. Situated on a quiet cul-de-sac with excellent road links to Rotherham, the M1 motorway, and local amenities.

Enter via a uPVC door into the spacious kitchen/diner, which is fitted with a range of wall and base units and benefits from integral access to the garage. A door leads through to the bright and generously sized lounge, featuring a rear-facing window, useful under-stairs storage, and stairs rising to the first floor. Double doors open into the conservatory, providing an excellent additional reception room with patio doors leading out to the private rear garden.

Stairs rise to the first-floor landing with doors leading to the two double bedrooms, shower room, and a useful over-stairs storage cupboard. Bedroom One is a generously sized double bedroom with a window to the front. Bedroom Two is a double bedroom with a window overlooking the rear. The shower room is fitted with a shower cubicle, wash basin, and WC.

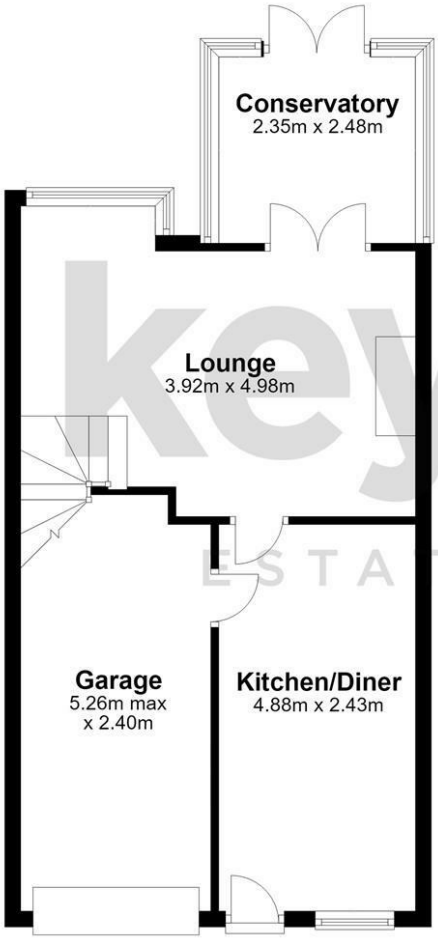
To the front of the property is a driveway providing off-road parking for one car, a small lawn area, and access to the garage. The well-maintained rear garden is private and enclosed, featuring a patio area, lawn, and attractive flower beds.

PROPERTY DETAILS

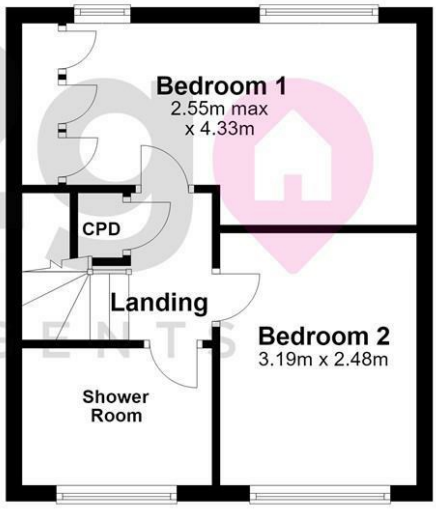
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

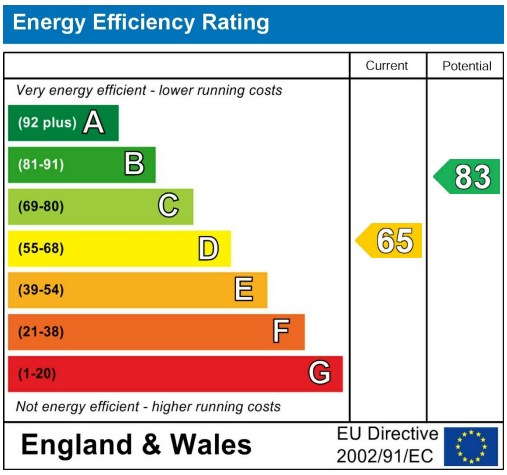
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor







38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk