

Floor Plan



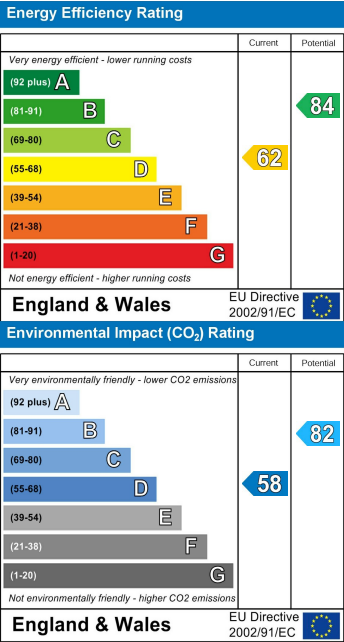
TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.

Energy Efficiency Graph



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£150,000

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NOT TO BE MISSED Merryweathers are pleased to bring to the market this **ATTRACTIVE AND EXTENDED THREE BEDROOM END TOWN HOUSE!** Located in the highly regarded residential village of Aughton, the property offers **MODERN LIVING** accommodation throughout with **BEAUTIFULLY PRESENTED GARDENS** featuring a fully powered **SUMMERHOUSE**. Ideally placed for local amenities including Shops and Reputable Schooling, with easy access to Sheffield City Centre and Rotherham Town including Meadowhall Retail Complex. The property briefly comprises; Lounge with Dual Fuel Log Burner, Kitchen with Integrated Appliances, Three Bedrooms, Bathroom, Driveway and Garage.
VIEWINGS HIGHLY ADVISED.

Lounge



11'35 x 10'65
Composite door gives access, front facing double glazed window, central heating radiator and dual fuel log burner inset to chimney breast.

Kitchen



15'40 x 7'85
Fitted with a range of modern wall base and drawer units in cashmere gloss with contrasting worktop. Integrated appliances include electric oven with ceramic hob and extractor over, washing machine/dryer and dishwasher. Space for fridge freezer, modern splashback, storage cupboard, central heating radiator and rear facing double glazed window and entrance door.

Bedroom One



19'73 x 9'42
Front and Rear facing double glazed windows and two central heating radiators.

Bedroom Two



11'05 x 11'37
Front facing double glazed window, central heating radiator, built in wardrobe and storage cupboard.

Bedroom Three



8'25 x 8'92
Rear facing double glazed window, central heating radiator and built in bedroom furniture including wardrobe, overhead cupboards and desk.

Bathroom



Fitted with a three piece suite comprising of low flush WC, pedestal wash hand basin and shower cubicle. Partial tiling to walls, extractor fan, heated towel rail and rear facing double glazed opaque window.

Outside



Gated access to the front of the property with a paved driveway providing off road parking and leading to integral garage which has power and lighting. There is a small decorative garden space with grey slate chippings and a variety of plants, steps lead to the front entrance.
To the rear of the property is a beautifully presented enclosed garden with a wide variety of mature shrubs and borders, paved patio/seating area along with storage shed and outside WC. A fantastic additional feature to the garden is the summer house with power lighting and Hot Tub!