

Church Lane

Aston, Sheffield

- TWO BEDROOM
- NEWLY DECORATED
- DETACHED GARAGE
- REAR WORKSHOP
- DETACHED BUNGALOW
- NEW CARPETS THROUGHOUT
- CONSERVATORY
- EPC RATING B

Offers In The Region Of £220,000 Leasehold













Situated on Church Lane in Aston, Sheffield, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, creating a warm and welcoming atmosphere.

Set in a tranquil neighbourhood, this property benefits from a sense of community while still being within easy reach of local amenities. Residents can enjoy the nearby parks and green spaces, perfect for leisurely strolls or outdoor activities. The location also offers excellent transport links, making it easy to access Sheffield city centre and beyond.

This detached bungalow is an excellent opportunity for those looking to settle in a quiet yet accessible area. With its charming features and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH
Timber framed and glazed doorway opens into:

ENTRANCE HALLWAY
Access to all rooms. Loft access point.

LOUNGE
15'11" * 10'11"
Aluminium uPVC coated double glazed patio doors to rear elevation. Surround with marble back and hearth. Double panelled central heating radiator.

CONSERVATORY
11'8" * 11'3"
uPVC double glazed windows to three elevations. Laminate wood effect flooring. Double panelled central heating radiator.

KITCHEN
9'3" * 9'3"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor over. Space and plumbing for an automatic washing machine. Further space for fridge and freezer unit. On and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Wall mounted combination boiler. Single panelled central heating radiator. uPVC double glazed and panelled doorway to rear elevation.

BEDROOM ONE
13'5" * 9'11"
uPVC double glazed window to front elevation. Single panelled central heating raditor.

BEDROOM TWO
10'2" * 8'9"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM
6'2" * 5'5"
uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and shower cubicle with direct feed shower. Fully tiled to all walls. Extractor fan.

DETACHED GARAGE
Brick built with electric garage door installed less than one year ago. Light and power supplied.

OUTSIDE AND GARDENS
To the front is a lawned and pebbled garden with spacious driveway leading down the side of the property to a detached garage. The enclosed rear garden has a paved patio area and lawned garden with an arrangement of mature shrubs and features plum and apple trees. There is a greenhouse included and outside tap. Located under the conservatory and with the same footprint is a workshop / storage room, accessed via a door to rear elevation.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.
Solar panels are also fitted

MOBILE COVERAGE
Current mobile coverage for indoors is LIKELY and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is excellent with fibre broadband available.



Local Authority Sheffield
Council Tax Band C
EPC Rating B



Churchills Sales Office

16 High Street, Mexborough, South Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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