



## Hardwick Close, Aston, Sheffield, S26

EXTENDED TO GROUND FLOOR! A fantastic opportunity to purchase this modern and spacious three bedroom semi-detached property situated in a popular residential area on a quiet cul-de-sac! Offering downstairs WC, utility room and newly fitted bathroom. Also having off road parking and enclosed rear garden. With great local amenities and road links to the M1 Motorway. This property is close to a good choice of local schools and is ideal for families!

## Asking Price Of £210,000

- THREE BEDROOMS
- SEMI-DETACHED
- EXTENDED
- MODERN AND SPACIOUS THROUGHOUT
- OFF ROAD PARKING





## Property Description

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### HALLWAY

Enter into hallway through composite door with neutral decor and mosaic tiled flooring. Ceiling light, radiator and window. Stair rise to first floor landing and door to lounge.

### LOUNGE

13' 7" x 12' 9" (4.15m x 3.90m)

A good sized room with feature wallpapered wall and laminate flooring. Ceiling light, radiator, TV point and window to the front. Opening to kitchen.

### KITCHEN

15' 1" x 13' 6" (4.60m x 4.14m)

Extended open plan kitchen fitted with ample shaker style wall and base units, marble effect worktop and tiled splash backs. One and a half ceramic sink with drainer and mixer tap. Double oven, microwave, induction hob and extractor fan. Wine cooler within island, Integrated fridge and dishwasher. Spot lighting, vertical radiator and side window. Laminate flooring and open to family/dining room.



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### FAMILY/DINING ROOM

11' 9" x 11' 9" (3.60m x 3.60m)

Amazing social space with laminate flooring and painted walls. Spot lighting, vertical radiator and double doors onto garden. Door to utility room.

### UTILITY ROOM

7' 10" x 5' 0" (2.39m x 1.54m)

With worktops, under counter space for washing machine and space for full height fridge/freezer. Spot lighting, laminate flooring and window to the rear. Door to downstairs WC.

### DOWNSTAIRS WC

7' 4" x 11' 3" (2.26m x 3.45m)

A larger than average downstairs WC which used to be a bathroom comprising of space for a bath, pedestal sink and close coupled WC. Spot lighting, stylish radiator, tiled flooring and obscure glass window.



### STAIRS/LANDING

A carpet stair rise to first floor landing with wallpapered walls, spot lighting and window. Doors to three bedrooms, bathroom and loft access.

### BEDROOM 1

8' 2" x 13' 1" (2.50m x 4.00m)

A good sized double bedroom with two wallpapered walls, carpet flooring and TV point. Ceiling light, radiator and window to the rear.

### BEDROOM 2

8' 2" x 7' 6" (2.50m x 2.30m)

A generous sized single bedroom with feature wallpapered wall and TV point. Ceiling light, radiator and window to the front.

### BEDROOM 3

5' 10" x 9' 8" (1.80m x 2.96m)

A third front facing single bedroom with original floorboards and feature wallpapered walls. Ceiling light, radiator and window. Door to over stairs storage cupboard.



### BATHROOM

8' 8" x 5' 2" (2.65m x 1.60m)

A newly fitted bathroom comprising of bath with over head hand held shower, vanity unit with wash basin and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled two tone walls and tiled flooring. Two recess shelving.

### OUTSIDE

To the front of the property is a lawn and driveway to the side. To the rear of the property is a tiered lawn, decking area and pond with pump. Two garden sheds and fencing. Outside power points and lighting too front and back.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



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TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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## Tenure

Freehold

## Council Tax Band

B

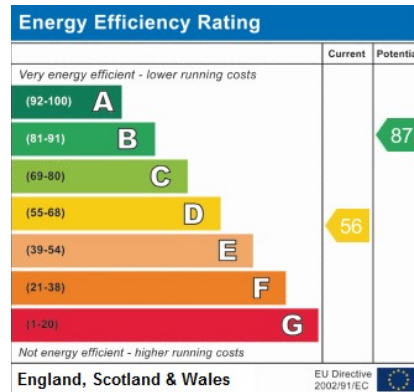
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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