



## Ashpool Close, Sheffield, S13

A unique opportunity to purchase this deceptively spacious and modern, two bedroomed bungalow which is tucked away on a quiet cul-de-sac! Benefiting from a recently built, generous sized conservatory and a well maintained enclosed rear garden. The property is within close proximity to local amenities and main public transport links. With fantastic road links to Sheffield City Centre and Sheffield Parkway. This property is ideal for buyers looking to downsize!

## Asking Price Of £130,000

- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS THROUGHOUT
- NEWLY BUILT CONSERVATORY
- ENCLOSED REAR GARDEN





## Property Description

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### HALLWAY

Entrance via a uPVC door into the welcoming hallway with neutral decor and laminate flooring. Ceiling light and fitted storage cupboards. Doors lead to the lounge, two bedrooms and shower room.





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### LOUNGE

14' 2" x 9' 10" (4.34m x 3.02m)

A bright living area with a feature wallpapered wall and gloss laminate flooring. Two ceiling lights, radiator and a window overlooks the rear garden. A feature coal effect fireplace and a door leads to the kitchen.

### KITCHEN

10' 11" x 7' 0" (3.33m x 2.15m)

A galley style kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half ceramic sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Breakfast bar, radiator and laminate flooring. A uPVC door leads to the conservatory.

### CONSERVATORY

16' 4" x 9' 2" (5m x 2.8m)

A newly built conservatory creating fantastic extra living space and benefiting from a solid roof. Neutral decor, laminate flooring, ceiling light and radiator. Double doors open to the rear garden.

### BEDROOM ONE

12' 5" x 8' 3" (3.8m x 2.54m)

A good sized double bedroom with painted walls and laminate flooring. Ceiling light, radiator and fitted wardrobes. A window overlooks the rear of the property.

### BEDROOM TWO

5' 8" x 9' 2" (1.73m x 2.8m)

A generous sized single bedroom currently used as a dressing room. Ceiling light, radiator and window looking into the conservatory. Painted walls and laminate flooring.

### SHOWER ROOM

Comprising of a double shower cubicle with a plumbed in electric shower, pedestal sink and low flush WC. Ceiling light, radiator and an obscure glass window. Fully tiled walls, laminate flooring and a fitted storage cupboard.

### OUTSIDE

A shared pathway gives access to the front of the property with useful bin storage and a path leading to the rear garden. To the rear of the property is a well maintained garden with a lawn and shrubbery. Garden shed and fencing marks the boundary.

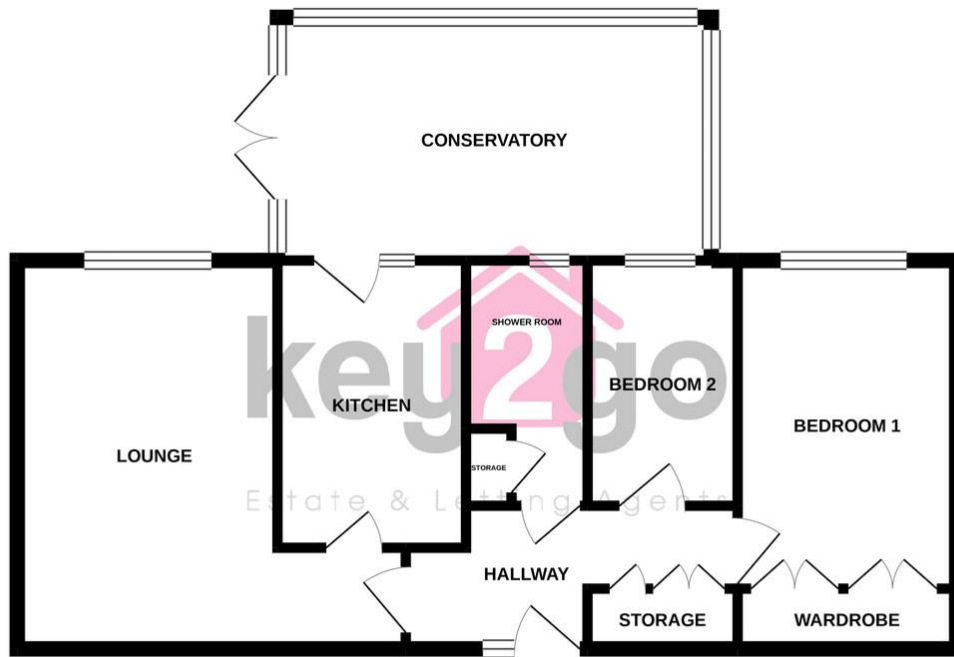
### PROPERTY DETAILS

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



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### GROUND FLOOR



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

A

### Viewing Arrangements

Strictly by appointment

### Contact Details

38a High Street

Mosborough

Sheffield

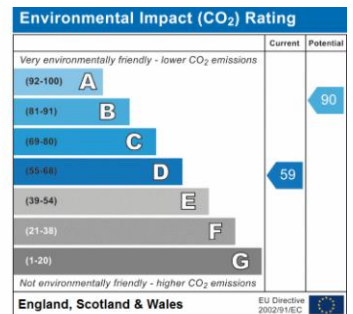
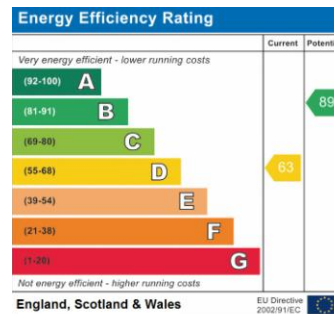
South Yorkshire

S20 5AE

[www.key2go.co.uk](http://www.key2go.co.uk)

[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)

0114 2478819



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