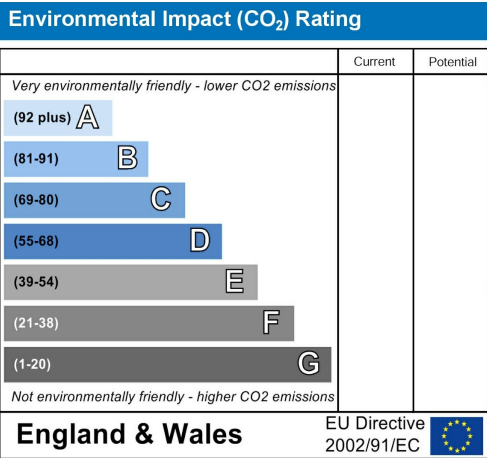
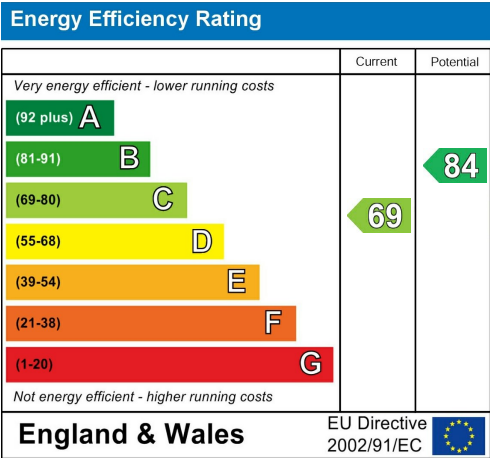


Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Interested in selling with
Merryweathers?

Get in touch with your local office today on 01709 311190 or visit
our website Merryweathers.co.uk for a free valuation.

12 Haddon Way, Aston, Sheffield, South
Yorkshire, S26 2EH
Guide Price £240,000

Key Points

A three bedroom detached bungalow with a single garage and a garden to the rear positioned within a highly sought after residential location and easy access to the M1/M18 Motorway Links as well as the A57. The property benefits from UPVC double glazing and gas central heating, briefly consists of side entrance porch, dining kitchen, lounge, three bedrooms and a family bathroom.

- Three Bedroom Detached Bungalow
- Single Detached Garage
- UPVC Double Glazed and Gas Central Heating
- Dining Kitchen
- Excellent Location
- Rear Garden
- Energy Rating C

About This Property

ENTRANCE PORCH

With side and rear facing UPVC double glazed windows.

DINING KITCHEN 16'3" x 9'0" (4.97m x 2.76m)

With a range of modern wall and base units with coordinating work surfaces incorporating inset stainless steel sink and drainer with mixer tap. Integrated Electric oven, hob and extractor fan. Central heating radiator and rear facing UPVC double glazed window and side door.

LOUNGE 11'1" x 16'4" (3.38m x 4.98m)

With a rear facing UPVC double glazed window, feature electric fire place and two central heating radiators.

INNER HALL

With central heating radiator.

BEDROOM ONE 11'7" x 10'11" (3.55m x 3.33m)

With a front facing UPVC double glazed window and central heating radiator.

BEDROOM TWO 11'7" x 9'2" (3.55m x 2.80m)

With a front facing UPVC double glazed window and central heating radiator.

BEDROOM THREE 8'11" x 7'3" (2.73m x 2.22m)

With a side facing UPVC double glazed window and central heating radiator.

BATHROOM 7'6" x 5'2" (2.3 x 1.6)

With a obscure double glazed window, fitted three piece suite consisting of a bath with electric shower over, low flush W.C, and pedestal wash basin.

OUTSIDE

To the front of the property is a garden which is mainly laid to lawn and driveway to the side of the property leading to the single detached garage which has power and light, to the rear of the property is a good sized garden which is laid to lawn.

Material Information

Council Tax Band C

Tenure Leasehold £18 per year

Property Type Bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

