



£220,000 Guide Price

Lodge Lane, Aston, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Beautifully Appointed Throughout
- Stunning Open Plan Lounge Diner
- Breakfast Kitchen
- Modern Family Bathroom
- Downstairs WC
- Landscaped Private SOUTH FACING Rear Garden
- Driveway Providing Ample Off-Road Parking
- NO ONWARD CHAIN...SIMPLY MUST BE VIEWED...!

Property Description

GUIDE PRICE £220,000 to £230,000

TASTEFULLY EXTENDED WITH A FABULOUS OUTLOOK... BEAUTIFULLY PRESENTED, A VIEWING YOU MUST BOOK...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom semi detached property, beautifully appointed throughout.

Main Particulars

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Uflit are highly delighted to welcome to the market this fabulous three bedroom semi detached property, beautifully appointed throughout. The property boasts a bright and warming hallway, a modern and spacious open plan lounge diner and a breakfast kitchen. To the first floor three ample sized bedrooms and a modern family bathroom. To the outside manicured lawns and a driveway providing ample off-road parking. A stunning SOUTH FACING landscaped rear garden adds to the desirability of this property not being overlooked. Located in a quiet and highly desirable area of Aston close to local amenities, excellent transport links and schools. The property benefits from fully fitted blinds. This property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

A upvc door with further glazed side panel invites you in to a warm and welcoming hallway, a radiator adds warmth and a side facing upvc window illuminates. Laminate flooring leads to carpeted spindled stairs to the first-floor accommodation, feature decorative panelling and solid wood doors give access to the wc and open plan lounge diner.

Open Plan Lounge/Diner w: 4.3m x l: 7.5m (w: 14' 1" x l: 24' 7")

A spacious beautifully presented open plan living area with carpeted flooring seamlessly flowing throughout, a beautiful media wall with bespoke recess shelving and down mood lighting catches the eye and two radiators create warmth. A front facing upvc bay window allows an abundance of light to flow through to the offset dining area, an abundance of spot lighting and a solid wood door to the kitchen. Measured to maximum measurements.

Breakfast kitchen w: 5m x l: 2.6m (w: 16' 5" x l: 8' 6")

Featuring a range of wall and base units with complimentary work surface areas, matching upstands and tiled back panels. Appliances to include a built-in double oven, gas hob, extractor fan, fridge freezer and plumbing for further utilities. Side and rear facing upvc windows allow light along with a glazed upvc door to the garden, whilst under counter lighting creates the mood, tiled flooring. Radiator and a solid wood door to understairs storage.

Downstairs WC

A beautiful wc comprising of a low level wc, floating wash hand basin, complimentary base units providing storage, feature wall, radiator, vinyl flooring and a side facing upvc window.

FIRST FLOOR:

Landing

A carpeted spindled landing with loft hatch and ladder to a partially boarded loft creating additional space, side facing upvc window and solid wood doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.1m x l: 4.5m (w: 10' 2" x l: 14' 9")

A double bedroom with carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 3.1m x l: 2.9m (w: 10' 2" x l: 9' 6")

A further double bedroom with a range of sliding wardrobes, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 3.1m x l: 2.8m (w: 10' 2" x l: 9' 2")

A further ample sized bedroom with carpeted flooring, radiator and front facing upvc window.

Family Bathroom w: 2.1m x l: 1.9m (w: 6' 11" x l: 6' 3")

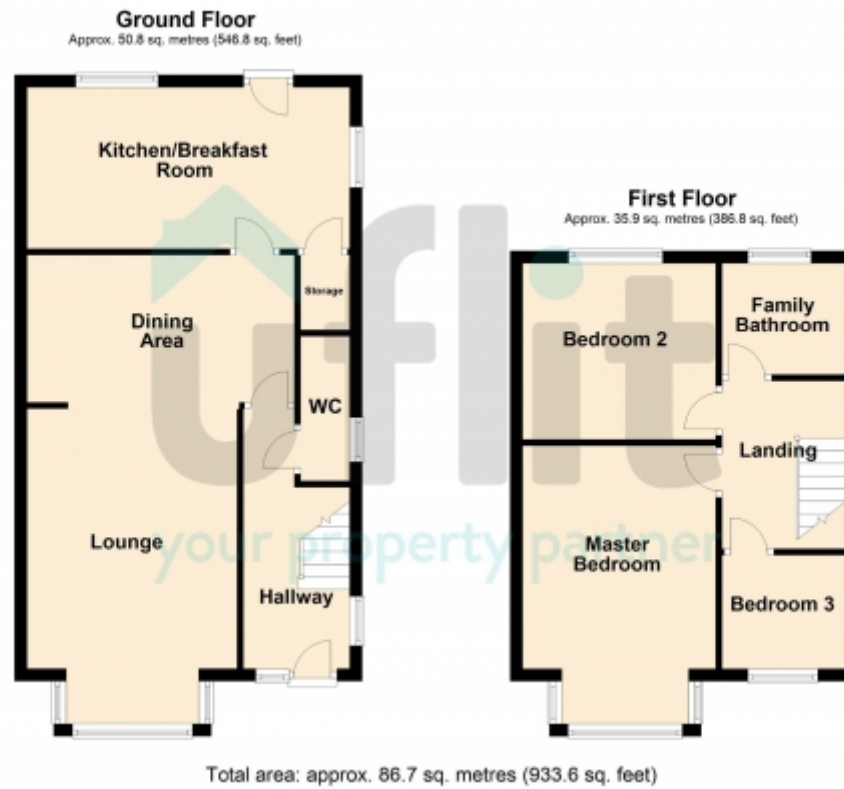
A beautifully presented family bathroom comprising of a panelled bath with overhead shower and screen, a vanity unit housing both wc and wash hand basin. Modern travertine tiled walls with feature borders, vinyl flooring, spot lighting, heated towel rail and a rear facing upvc window.

Outside

A delicate walled frontage protects manicured lawned gardens and an opening to a driveway providing ample off-road parking.

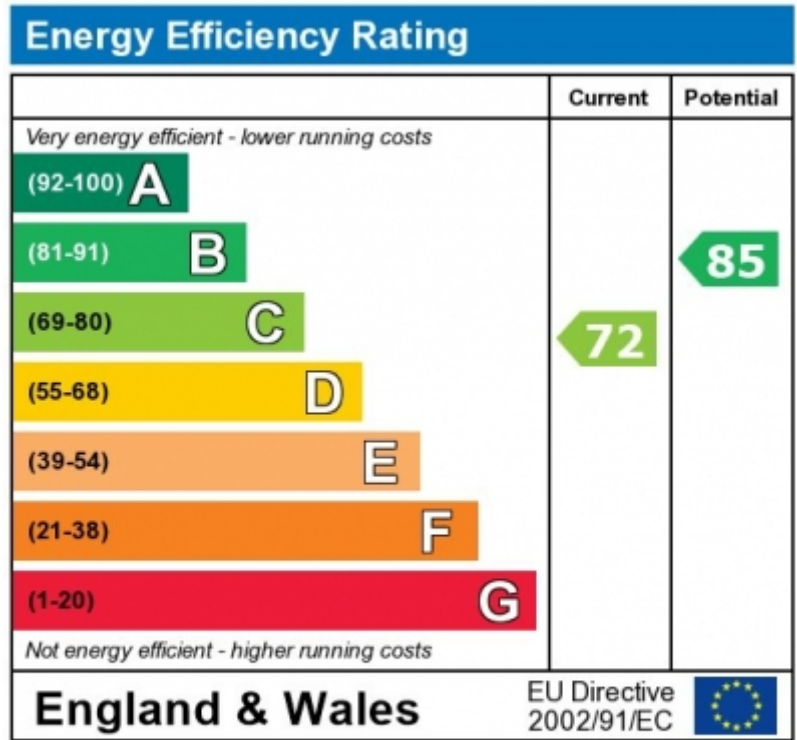
Side gated access to the private SOUTH FACING rear where a beautiful landscaped garden awaits, a seating area leads to a lawned garden with attractive borders enclosed by raised sleepers all privately enclosed creating a fabulous entertaining area or a tranquil area to wallow enjoying the sunshine morning until night whilst not overlooked and a garden shed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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