

23 Lodge Lane, Aston, Sheffield, S26 2BL



**** GUIDE PRICE £180,000 - £190,000 ****

2roost are delighted to bring to the market this well presented three bedroom semi-detached property located on a popular residential road of Aston. The accommodation to the ground floor comprises lounge, spacious dining kitchen To the first floor landing are three bedrooms and family bathroom . There is uPVC double glazing and gas central heating throughout. There is a shared

£180,000 Guide Freehold

driveway providing off road parking, front and rear gardens and detached garage.

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LOUNGE - 3.71m x 5.49m (12' 2" x 18')

DINING KITCHEN - 2.92m x 5.36m (9' 7" x 17' 7")

Landing

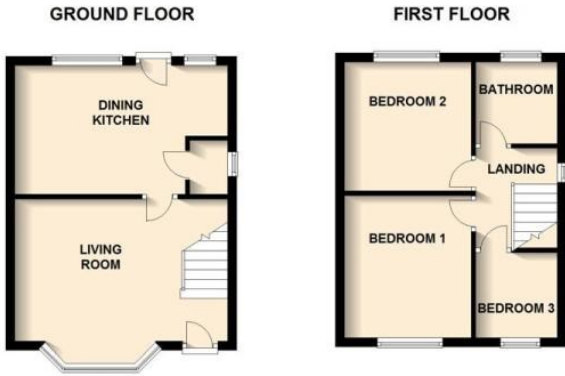
Bedroom - 3.2m x 3.58m (10' 6" x 11' 9")

Bedroom - 2.79m x 3.05m (9' 2" x 10')

Bedroom - 1.83m x 1.93m (6' x 6' 4")

Bathroom

OUTSIDE



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.
Plan produced using The Mobile Agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		