



## Craigmore | Aston Common | Aston | S26 2AD

Guide Price £290,000 to £300,000

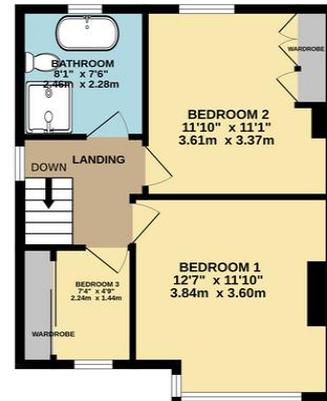
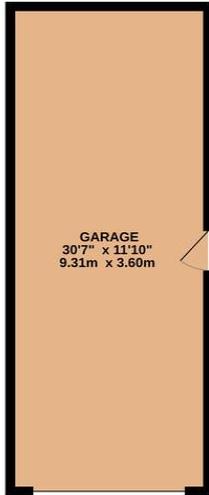
Bell & Co Estates are delighted to present this truly breathtaking Three Bedroom Semi-Detached home in Aston Common. If you are looking for a home done to perfection with absolutely nothing to do, then Craigmore is the home for you. In brief the property comprises of; welcoming, spacious Entrance Hallway with convenient WC. Step into the openness of the family living space with a front facing Lounge with a stunning feature fireplace, flowing into the formal Dining Area with another splendid fireplace, seamlessly connecting the modern Kitchen with gloss units and integrated appliances with bi-folding doors opening on the patio area creating a lovely space for entertaining family and alfresco dining! To the upstairs are three good size Bedrooms, two of which have fitted wardrobes and Bedroom three being used as a dressing room. Complete with a modern Bathroom with free standing Bath, walk-in Shower WC and wash basin. To the front of the property is a large, paved driveway providing off road parking for multiple vehicles with gated access to further parking and the Detached Garage. To the rear is a large garden, mainly laid to lawn with a beautiful patio area, perfect for looking at those breathtaking views as well as a Garden Room. Close to local amenities, transport links, schools and pubs, this home is in a prime location. Viewing is highly recommended to fully appreciate what this home has to offer.



GROUNDS  
458 sq.ft. (42.5 sq.m.) approx.

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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## Contact Details

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Craigmore  
Aston Common  
Aston  
SHEFFIELD  
S26 2AD

Energy rating

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Valid until

30 November 2027

Certificate number

7108-3989-6289-6703-3900

Property type

Semi-detached house

Total floor area

96 square metres

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