



## 28 The Chase | Aston | Sheffield | S26 2FA

£325,000

Bell & Co Estates are delighted to present this spacious and versatile three-bedroom semi-detached family home packed full of potential. Located on a substantial plot and being offered to the market for the first time in over 43 years, this property provides a range of possibilities. The ground floor features a welcoming entrance porch that leads into a spacious living room with double doors into the separate dining area, conservatory with doors opening onto the patio creating a seamless flow between indoor and outdoor living spaces and a fully fitted kitchen with contemporary appliances, perfect for cooking and entertaining. Upstairs, you'll find three good-sized bedrooms and a family bathroom complete with shower over bath, WC and sink. This substantial plot is ideal for extending the existing home, building an annex, or even adding another dwelling, subject to planning permissions. The planning department have looked favourably on a separate dwelling been built on the garden after a pre-planning consultation. Located at the rear is a workshop and garage offering the potential to run a business or convert into additional living space. Off-road parking for four vehicles & a large motorhome/caravan to the front of the property with additional separate parking for two vehicles to the rear of the property, with a fully enclosed garden which is mainly laid to lawn and large patio area to the rear with two outbuildings that could be utilised as additional living space, a home cinema, converted for elderly relatives or teenagers, a home office or separate business. Overall, this property offers a great opportunity for those seeking to renovate, extend, or make use of the space for business purposes. Situated close to local amenities, schools, and transport links, this home is ideally positioned. Viewing is highly recommended to appreciate all this home has to offer and its full potential.



GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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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28 The Chase  
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S26 2FA

Energy rating

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Valid until

7 September 2034

Certificate number

0360-2985-9410-2604-7141

Property type

Semi-detached house

Total floor area

91 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