



96 All Saints Way | Aston | Sheffield | S26 2FD

£220,000

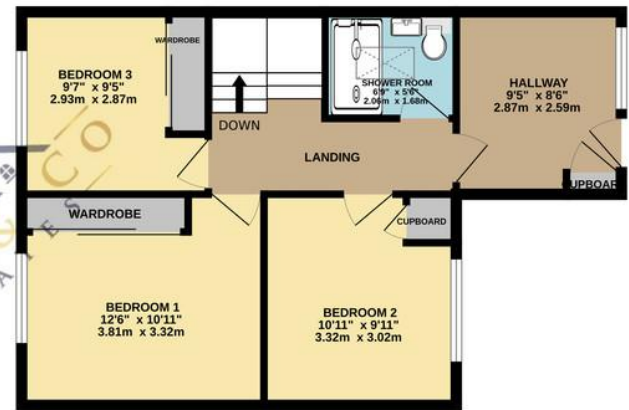
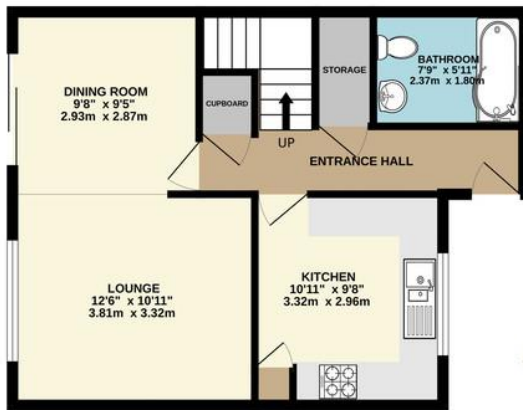
Bell & Co Estates are delighted to present this spacious, three bedroom semi-detached property, perfect for families seeking comfort and convenience. The ground floor features a modern kitchen equipped with ample storage and generous work surfaces. The rear-facing lounge/diner is bright and welcoming, with French doors that open onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. In addition, there is a convenient family bathroom. Upstairs, the property boasts three well-proportioned double bedrooms, providing plenty of space for family members or guests. Along with a modern shower room. The utility area, which was converted from the garage. Externally, the front of the property provides off-road parking for two cars, with direct door access into the utility room/second hallway. The unique layout includes steps leading down to the main of the house, offering access to the property on two levels. The rear of the home features a generously sized enclosed garden, with side gate access, perfect for outdoor activities and entertaining.

- Spacious Family Home
- Three Double Bedrooms
- Lounge / Diner
- Modern Kitchen
- Two Family Bathrooms
- Off Road Parking
- Enclosed Rear Garden
- Utility Room
- A GREAT FAMILY HOME!



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

96, All Saints Way
Aston
SHEFFIELD
S26 2FD

Energy rating

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Valid until
3 November 2026

Certificate number
0148-3967-7209-4086-1900

Property type Semi-detached house

Total floor area 87 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