



6 Regents Way | Aston | Sheffield | S26 2FP

Guide Price £210,000 to £220,000

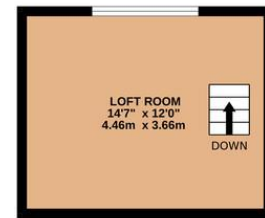
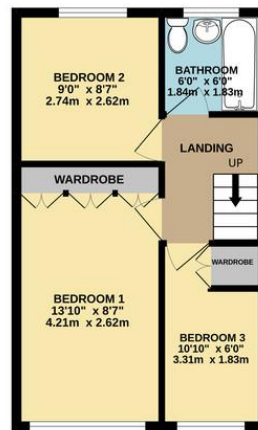
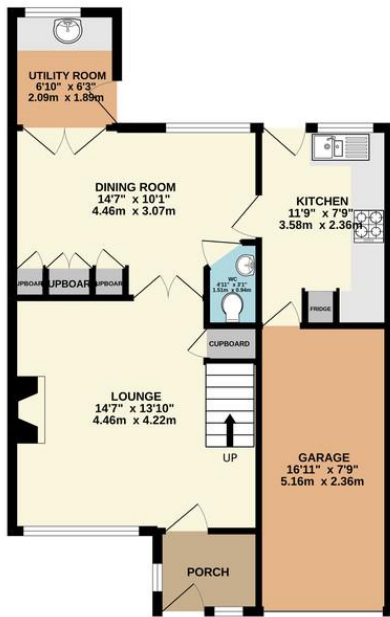
Bell & Co Estates are delighted to present this extremely spacious three-bedroom semi-detached property, located in the heart of Aston. This property is brimming with potential and would make the perfect family home. In brief the property comprises of Entrance Porch with integrated storage cupboards ideal for keeping things tidy. Large Lounge with an open staircase, a gas feature fire, and plenty of natural light, creating a welcoming atmosphere. Separate dining room, a spacious area with storage cupboards and a convenient downstairs W/C. The utility room located to the rear of the dining room offers additional functionality and modern fitted kitchen well-equipped and providing internal access to the garage for added convenience. To the upstairs is the family bathroom with shower over bath, master bedroom with fitted wardrobes for ample storage, second double bedroom and single bedroom features a fitted wardrobe, ideal for children or as an office space. To the attic is a converted room accessed via a pull-down wooden ladder, featuring a dormer window, perfect for a study, playroom, or additional storage. To the front of the property is a large driveway with ample parking leading to the electric garage door. To the rear of the property is a decking area with summer house and flower beds. Situated close to local amenities, schools, and excellent transport links, this property is in a prime location for convenience and accessibility. Viewing is highly recommended to appreciate the size and potential this home has to offer. Contact us today to arrange a viewing!



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

2ND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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

03333 580590

6 Regents Way
Aston
SHEFFIELD
S26 2FP

Energy rating

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Valid until
2 August 2032

Certificate number
9312-3928-9050-0357-8206

Property type

Semi-detached house

Total floor area

79 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