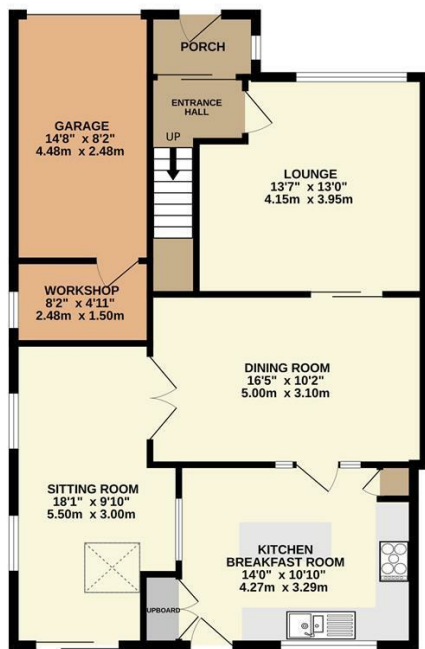


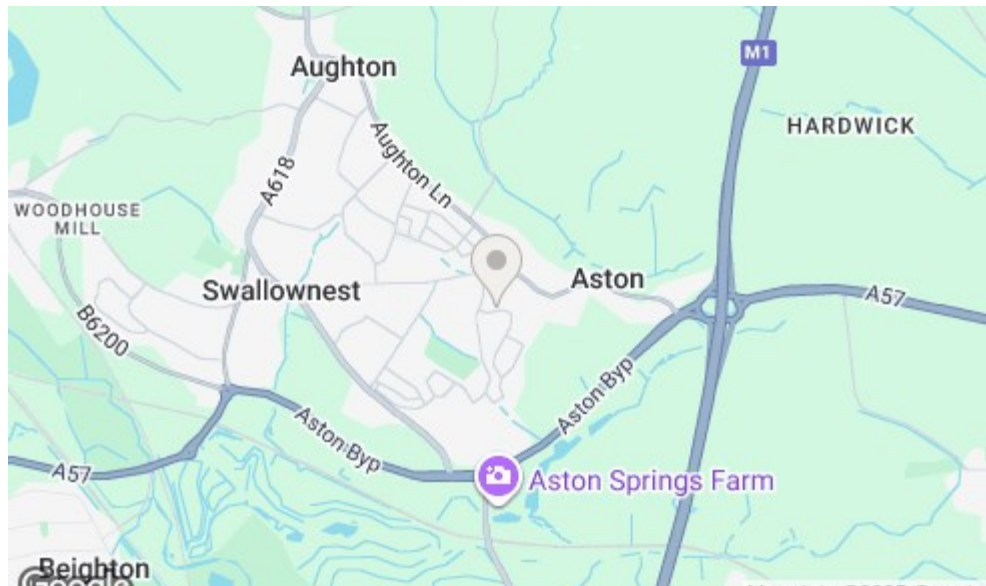
GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.4 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.
Made with Metrepro C2025



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



25, All Saints Way, Sheffield, S26 2FJ

Guide Price £299,999

25 All Saints Way, Aston, Sheffield, S26 2FJ

Description
Guide Price - £299,999 - £310,000

Situated on this most desirable road, this beautifully extended four-bedroom, semi-detached home offers an exceptional opportunity for families seeking space, comfort, and versatility. Boasting an impressive 1,447 sq. ft. of living space, this property has been thoughtfully designed to accommodate modern family living while maintaining a warm and inviting atmosphere.

Upon entering, you are welcomed by three generous reception rooms, providing ample flexibility for relaxation, entertaining, or even a dedicated home office or playroom. Bedroom four is currently equipped as an office, offering a ready-made workspace for those working from home.

At the heart of the home lies the bespoke breakfast kitchen, a perfect blend of style and functionality, featuring a range cooker with an induction hob, an integrated fridge/freezer and dishwasher, and a freestanding washing machine. This space is designed for both casual family meals and social gatherings. The property also benefits from two modern bathrooms, ensuring convenience for busy households.

Beyond the main living areas, the home offers a garage housing a two-year-old combi boiler and a workshop, presenting fantastic potential for additional storage, a creative workspace, or even a home gym. The loft eaves are fully insulated, plaster-boarded, and include boarded flooring, lighting, power sockets, and an access ladder, making them highly practical for storage or further use. Outside, a storage cupboard in the garden adds further convenience.

The family-friendly neighbourhood further enhances its appeal, with excellent access to well-regarded local schools and a wealth of nearby amenities, including Rother Valley Country Park, Ulley Country Park, and Gulliver's Kingdom. For commuters, the location is highly convenient, offering excellent transport links for seamless access to Sheffield, Rotherham, and beyond.

The property is freehold and falls within Council Tax Band B.

This is more than just a house—it's a home where cherished memories can be made. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. Don't miss the chance to make it yours!

- Spacious 1,447 sq. ft. semi-detached home in a desirable location
- Four well-proportioned bedrooms and three reception rooms
- Stylish bespoke breakfast kitchen ideal for family meals and gatherings
- Two modern bathrooms for added convenience
- Garage and workshop offering great potential for storage or workspace
- Close to excellent schools, local amenities, and strong transport links

