



## 10 Moorland View | Aston | Sheffield | S26 2FR

**£220,000**

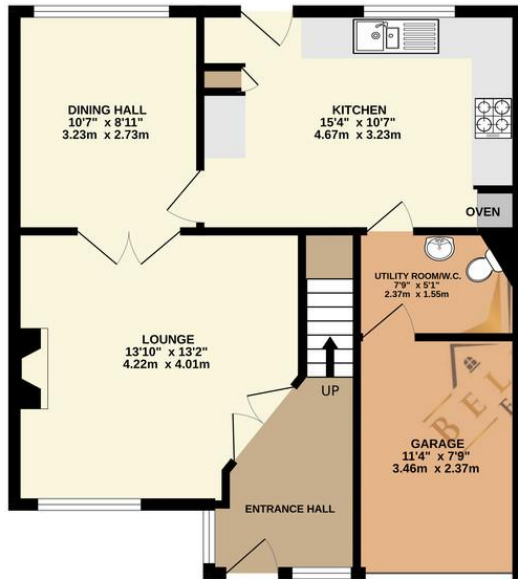
Bell & Co Estates are delighted to present this spacious three-bedroom semi-detached house located on a popular estate in Aston, available with no onward chain. Upon entering, you are greeted by a welcoming entrance hallway with double doors leading into the cosy, front-facing lounge. The lounge features a charming fireplace as its focal point and further double doors that open into the dining room, creating a great flow between the living spaces. The modern, fitted kitchen includes plenty of wall and floor cabinets, offering ample storage space, including integrated oven and dishwasher, with access to the rear garden. A utility area features a convenient WC, Hand basin, vanity unit and central heating radiator providing additional practicality. Upstairs, the property boasts three generously sized bedrooms, each with fitted wardrobes, offering plenty of storage. The modern family bathroom is fitted with a walk-in shower, WC, and sink unit, ensuring a contemporary and clean design and tiled floor and walls, heated towel rail, extractor fan and LED down lighters. Externally, the property offers a paved driveway, providing off-road parking for multiple vehicles and leading to the garage with electric door and its own loft space. An astro-turfed area to one side adds a touch of greenery with minimal maintenance. To the rear, there is a paved patio and decking area, surrounded by mature shrubs and plants, creating a peaceful outdoor space for relaxation or entertaining. Situated in a prime location, close to schools, shops, and transport links, this property offers both convenience and comfort. The property also has a large loft space with a fitted loft ladder and owned solar panels, a great money saving addition.

- No Chain
- Spacious Three Bedroom Semi-Detached
- Owned Solar Panels
- Downstairs WC
- Large Kitchen
- Family Bathroom
- Utility Area
- Garage



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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Energy rating

**B**

Valid until

**12 September 2026**

Certificate number

**8976-7121-2480-9802-5996**

**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