



47 Rosslyn Avenue | Aston | Sheffield | S26 2DE

Guide Price £240,000 to £250,000

Bell & Co Estates are delighted to present this newly renovated, three-bedroom semi-detached property located in the heart of Aston. This beautifully modernised home is ideal for those looking for a property they can move straight into, offering style and practicality throughout. In brief, the property comprises a welcoming entrance hallway with stunning herringbone flooring, creating a sophisticated first impression. This leads into a newly fitted, modern kitchen completes with a utility area and side door access, making it a highly functional space for everyday living. The spacious lounge/diner features a large bay window to the front, filling the room with natural light, and patio doors in the dining area, which open onto the rear garden, perfect for a seamless indoor-outdoor flow. Upstairs, the property boasts three well-sized bedrooms, providing ample space for family living or working from home. The modern family bathroom is fitted with a shower over bath, sink unit, and WC, all finished to a high standard. Externally, the front driveway provides off-road parking and leads to a detached garage. The front lawned area, bordered by conifers, adds both privacy and a sense of security. The rear garden features a patio area, ideal for outdoor entertaining, along with an outbuilding for extra storage or potential use. This property is perfectly located, close to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate the quality and space this home has to offer.



GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are shown as existing and no guarantee as to their operability or efficiency can be given.
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47 Rosslyn Avenue
Aston
SHEFFIELD
S26 2DE

Energy rating

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Valid until

2 February 2032

Certificate number

2520-0029-0827-7004-1213

Property type

Semi-detached house

Total floor area

78 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 are 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