



## 31 Elizabeth Road | Aston | S26 2BA

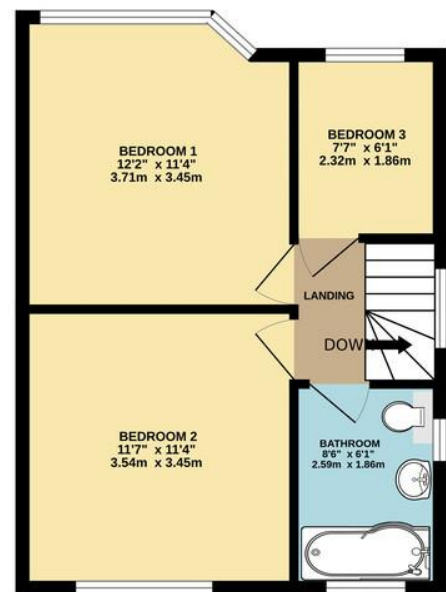
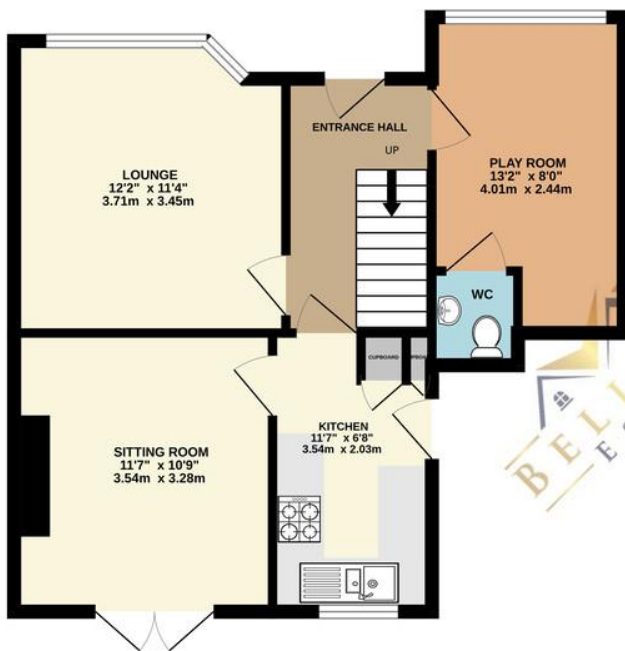
Guide Price of £220,000 to £230,000

Bell & Co Estates are delighted to present this spacious three-bedroom semi-detached home, located in the heart of Aston. The property opens into a bright entrance hallway, leading to a versatile reception room that can serve as an office, playroom, or an additional bedroom. The downstairs WC with wash basin adds extra practicality for families. The front-facing lounge is a cozy, inviting space for relaxation, while the modern kitchen offers a functional and stylish workspace with integrated appliances, ample storage, and a rear door leading to the utility room. The separate dining room, adjacent to the kitchen, is perfect for family meals or entertaining. French doors open onto the rear patio, creating a seamless flow between indoor and outdoor spaces. Upstairs, you'll find two generously sized double bedrooms offering plenty of space for furnishings, along with a good-sized single bedroom that can be used as a child's room, guest room, or home office. The modern family bathroom is well-appointed with a shower over the bath, wash basin, and WC, completing the first floor. To the front, the property features a driveway providing ample parking. The rear garden is spacious and private, with a patio area for outdoor dining and a large grassed area, perfect for children, pets, or gardening enthusiasts. This home is ideally located in the heart of Aston, close to local amenities, transport links, public houses, and schools, making it a prime choice for families and professionals.



GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.0 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 Metropix ©2025

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

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

31, Elizabeth Road  
Aston  
SHEFFIELD  
S26 2BA

Energy rating

D

Valid until  
4 April 2027

Certificate number  
8863-7027-5670-8189-6972

**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 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