



## 59 Mason Avenue | Aughton | Sheffield | S26 3UB

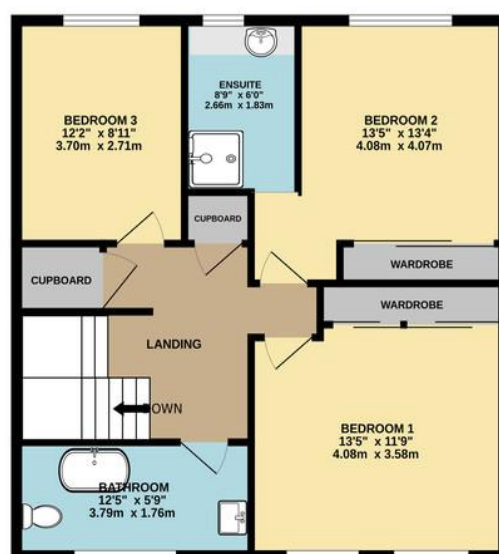
Guide Price £350,000 to £370,000

Bell & Co Estates are delighted to present this unique and beautifully designed three-bedroom detached home, situated in the heart of Aughton. With only one owner from new, this property was built to their exact specifications, making it truly one of a kind. The entrance hallway sets the tone for the home with its striking open staircase, downstairs WC, and built-in storage cupboard. The spacious lounge is bright and inviting, with French doors opening onto the rear garden, creating a seamless indoor-outdoor connection. The modern open-plan kitchen is the heart of the home, complete with a central island, integrated appliances, and plenty of cupboard and worktop space. A further reception room provides versatile space that can be used as an office, playroom, or snug, complete with additional storage. Upstairs, the property boasts three large bedrooms, two of which feature fitted wardrobes for excellent storage. The master bedroom benefits from a modern ensuite, fitted with a shower, wash basin, and WC. The contemporary family bathroom features a freestanding bath, wash basin, and WC. A built-in storage cupboard on the landing adds further practicality. The front of the property features a spacious paved driveway, bordered with landscaping for added privacy. There is garage access and side entry leading to the rear garden. The large rear garden is ideal for both relaxation and entertaining, offering a generous patio area, lawned section and outdoor bar with electric, creating the perfect entertainment space. Located in Aughton, this home is close to local amenities, excellent transport links, and schools, making it an ideal choice for families.



GROUND FLOOR  
960 sq.ft. (89.1 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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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59 Mason Avenue  
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S26 3UB

Energy rating

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Valid until

11 March 2035

Certificate number

2055-0351-2132-3314-1252

Property type

Detached house

Total floor area

144 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