



## 7 Wentworth Avenue | Aston | Sheffield | S26 2EN

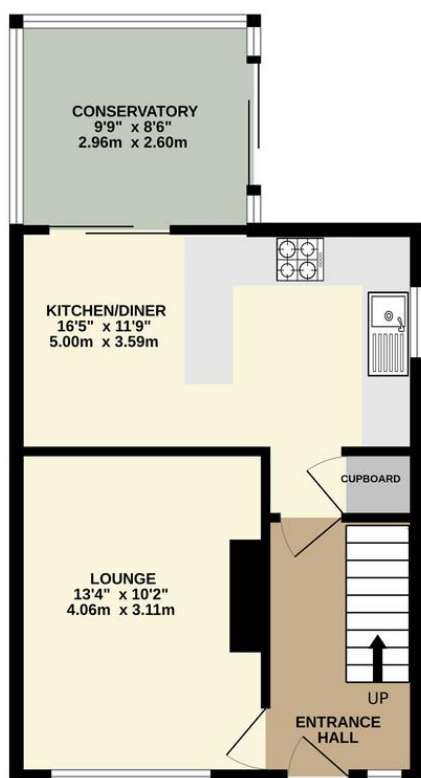
Guide Price £250,000 to £260,000

Bell & Co Estates are delighted to present this beautifully presented three-bedroom semi-detached home, offering well-planned living space across two floors. In brief the property comprises of; a welcoming and practical entrance hallway providing access to the main living areas and stairs to the first floor. The Lounge is a bright and spacious room, perfect for relaxing or entertaining guests. To the rear is the Kitchen/Diner, a standout feature of the home, this large open-plan kitchen/dining space includes modern fittings, ample countertop space, and room for dining. A convenient cupboard adds extra storage. Flowing seamlessly into the Conservatory, accessed via the kitchen/diner, the conservatory provides a tranquil space for enjoying views of the garden year-round. Upstairs are three good size bedrooms; bedroom one is a well-proportioned double bedroom with built-in wardrobes offering excellent storage. Bedroom two also a double room with dual wardrobes and a cupboard for added practicality. Bedroom three is a versatile third bedroom, ideal as a child's room, study, or guest space, featuring a built-in wardrobe. The modern family bathroom is compact and efficient fitted with a bath and shower over, basin, and WC. There is also additional cupboard space on the landing which enhances functionality. To the outside the property has gated off road parking leading to the garage with steps up to the front door with a low maintenance front garden. To the rear is an enclosed garden, a lovely quiet space for entertaining or spending time with family as well as a garden room/additional garage which is currently being used as a utility – a versatile space that could be a bar or home office.



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



## Contact Details

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Aston  
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S26 2EN

Energy rating

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Valid until  
**29 June 2027**

Certificate number  
**8803-6615-1229-7127-3633**

**Property type** Semi-detached house

**Total floor area** 69 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