



43 Shaldon Grove | Aston | Sheffield | S26 2DH

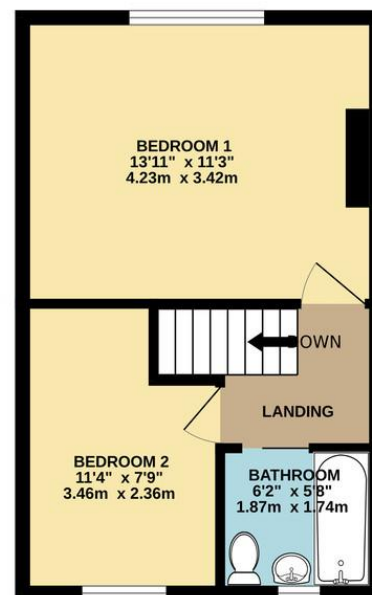
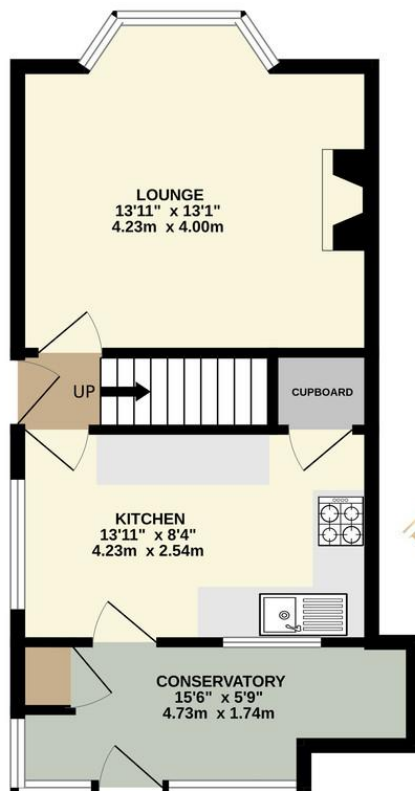
£170,000

Bell & Co Estates are proud to present this delightful and well-maintained **two-bedroom semi detached home offered with no chain**, situated on a quiet residential cul-de-sac in the sought-after area of **Aston**. Perfect for **first-time buyers, downsizers, or investors**, this property is ready to move straight into! Welcoming **entrance hallway** with under-stairs **storage cupboard**, bright and spacious **front-facing lounge** perfect for relaxing or entertaining. Generously sized **kitchen with dining space**, with ample worktop and cupboard space. Rear **conservatory** offering additional living space and direct access to the garden – ideal for a dining room or snug. Upstairs houses two bedrooms, front spacious **bedroom** with plenty of room for furniture and storage, well-proportioned **bedroom two**, ideal as a guest room, nursery, or home office. Family bathroom complete with shower over bath, wash basing and WC. Rear garden with **patio area**, ideal for summer BBQs and outdoor entertaining, quiet location with **ample parking**. Close to a range of **local amenities, reputable schools**, and **excellent transport links** including easy access to the M1. With its bright and airy rooms, private garden space, and well-connected location, this charming Aston home offers **comfortable living in a popular area**. Whether you're stepping onto the property ladder or looking to invest, this is an opportunity not to be missed! Contact Bell & Co Estates today to arrange your viewing – this lovely home won't stay on the market for long!



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



Contact Details

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43, Shaldon Grove
Aston
SHEFFIELD
S26 2DH

Energy rating

D

Valid until
26 May 2030

Certificate number
2538-1099-7215-7700-1254

Property type Semi-detached house

Total floor area 61 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