



8 Eagle View | Aston | Sheffield | S26 2GL

£230,000

Bell & Co Estates are delighted to present this charming three bedroom semi-detached home situated on this popular residential estate. This well-proportioned property offers spacious and versatile accommodation ideal for first-time buyers, families, or investors alike. Step through the porch and entrance hall into a bright and generous lounge, perfect for relaxing and entertaining. A handy under stairs cupboard provides additional storage. The lounge flows through to the dining room, creating an open feel and offering space for family meals, with patio doors opening on to the garden. The adjacent kitchen is well laid out with ample worktop and storage space, making the most of every inch with access door to the rear. Upstairs, the property offers three bedrooms. The principal bedroom is a good-sized double with fitted wardrobes. There are two further bedrooms-ideal for children, guests, or a home office, one with built in cupboard the other with fitted wardrobes, plus a modern bathroom fitted with a three-piece suite. To the front of the property is a large resin driveway providing off road parking for multiple vehicles leading to the garage. To the rear is an enclosed low maintenance garden with artificial grass and patio area perfect for entertaining or relaxing evenings, with shed and access from the garage. With three bedrooms, two reception rooms, and a practical layout, this inviting home is well-suited to modern living. Located close to local amenities, schools, and transport links, it offers a fantastic opportunity to create a home tailored to your needs.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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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8 Eagle View Aston SHEFFIELD S26 2GL		Energy rating C
Valid until 6 November 2033		Certificate number 0634-3931-7209-0097-9204

Property type Semi-detached house

Total floor area 73 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