



Offers Around £230,000 Freehold

4 STANLEY GROVE | ASTON | SHEFFIELD | S26 2DN

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ESTATE AGENTS



## MOVE IN READY!..

Nestled in the popular and well-connected area of Aston, Sheffield, this immaculately presented 2-bedroom semi-detached home offers the perfect blend of comfort, style, and convenience. Ideal for first-time buyers, professionals, or those looking to downsize, this move-in-ready property has been thoughtfully maintained and is ready to welcome its new owners.

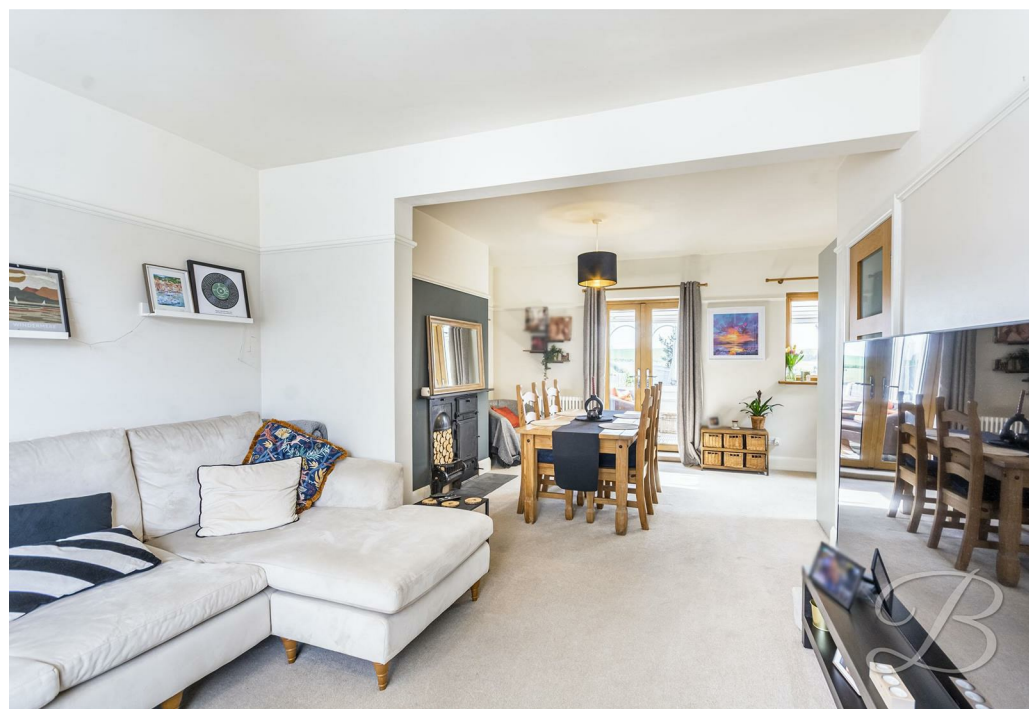
Step inside to a bright and airy open-plan kitchen, living, and dining area—a versatile space that's perfect for modern living. The kitchen is well-equipped with contemporary units, ample storage, and worktop space, while the open layout creates a seamless flow into the living and dining zones. French doors lead into a spacious conservatory, currently used as an additional sitting area, offering an ideal spot to relax and enjoy views of the garden year-round.

Upstairs, the property features two generously sized bedrooms, each offering plenty of natural light and storage potential. The family bathroom is fitted with a stylish three-piece suite.

To the front, the home benefits from a large private driveway, providing off-street parking for multiple vehicles. Mature trees and neatly maintained shrubbery enhance the property's kerb appeal and offer a sense of privacy.

To the rear, you'll find a beautifully landscaped garden designed for both relaxation and entertainment. There's a patio seating area perfect for morning coffee or evening drinks, a well-maintained lawn, a decked area ideal for al fresco dining or lounging in the sun, and a handy garden shed for additional storage. Surrounded by established trees and greenery, the garden offers a peaceful and enclosed outdoor retreat.

Call today to arrange a viewing!!!





### Entrance Hall

With stairs rising to the first floor and a door providing access into:

### Dining/Living Room/ Kitchen

The kitchen is complete with a matching range of cabinetry with ample worktop space. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. The dining/Living room is complete with carpeted flooring, bay window to the front elevation and double doors providing direct access into the conservatory. This room benefits from an open plan design throughout, seamlessly blending all three areas.

### Conservatory 7'5" x 19'10"

Complete with surrounding windows and

doors to the rear elevation. This room provides a versatile space to be utilised to suit your needs.

### Landing

Surrounding doors provide access into;

### Bedroom One 12'2" x 9'3"

Complete with carpeted flooring, central heating radiator and a bay window to the front elevation.

### Bedroom Two 8'7" x 11'4"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

### Bathroom 6'3" x 5'6"

Complete with a three piece suite including a bath with an overhead shower, low flush WC and hand wash basin.



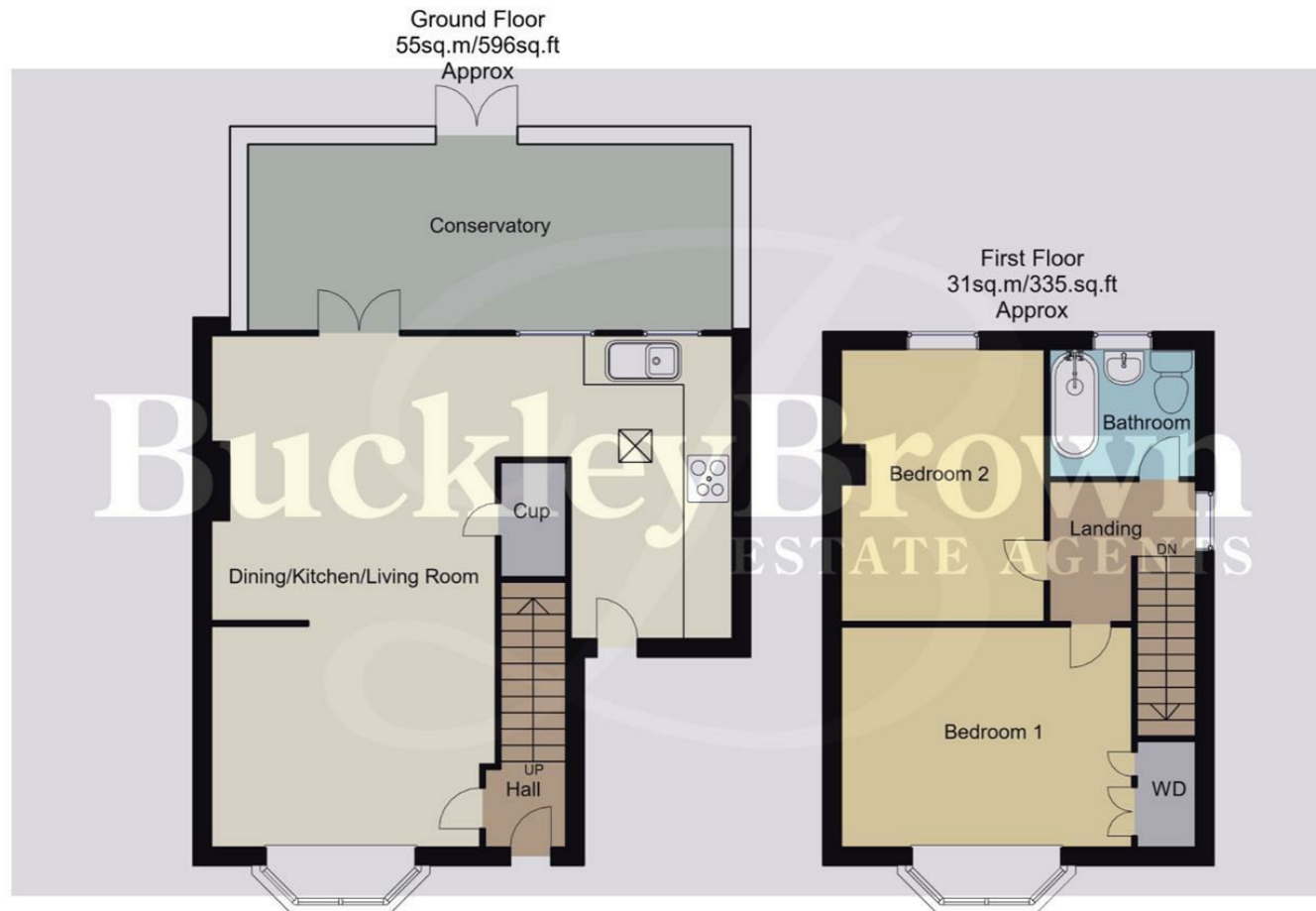
### Outside

The front of the property features a generous driveway, complemented by mature trees and well-kept shrubbery. The rear garden includes a patio seating area, a well-maintained lawn, a decked space ideal for outdoor dining or relaxing, and a handy shed, all surrounded by established trees and greenery providing a peaceful, enclosed setting.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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