

241 St Aidans Drive

Sheffield • South Yorkshire • S2 2DA

Guide Price £160,000 - £170,000

Nestled on a popular residential development, St Aidan's Drive presents an attractive two double bedroom semi-detached home, offering modern, neutral décor throughout and available on a freehold basis. Ideally suited to first-time buyers, the property combines comfortable living space with excellent outdoor areas and convenient off-road parking. A front door opens into an inner porch hallway, complete with a useful ground floor WC. A further door leads through to the cosy lounge, featuring neutral walls, a soft grey carpet, and a generous front-facing window that frames a charming blossom tree outlook. Open-plan stairs rise to the first floor, enhancing the sense of space. To the rear of the property is a light and airy dining kitchen, overlooking the garden. The kitchen is fitted with contemporary units, contrasting worktops, and a matching tiled splashback. There is space and plumbing for additional freestanding appliances, a wall-mounted boiler, and a handy storage cupboard. The dining area comfortably accommodates a table and benefits from French doors that open directly onto the patio—perfect for indoor-outdoor living. Upstairs, the first floor offers two well-proportioned double bedrooms. The rear bedroom enjoys dual windows, allowing for plenty of natural light, while the front bedroom provides a pleasant outlook over the street. Both rooms are finished in neutral tones with grey carpeting. The bathroom is fitted with a modern three-piece white suite, including a bath with rainfall shower over and partial tiling. Partially boarded loft access is also available from this level offering useful storage space. Externally, the property features a front garden alongside a driveway providing off-road parking for two vehicles. Secure gates lead to a fully enclosed, terraced rear garden, comprising a level patio area with steps rising to two tiers of lawn, all enclosed by fencing. This private outdoor space offers a fantastic blank canvas for buyers to landscape and personalise to their own taste. St Aidan's Drive is a well-regarded and convenient location, particularly popular with first-time buyers. The area offers a strong sense of community, with local amenities, transport links, and green spaces all within easy reach, making it an ideal place to step onto the property ladder. Norfolk Heritage Park is just a few minutes' walk down the next street, with convenient entrances nearby. The park features a well-loved café and community centre, along with great playgrounds for kids, adding to the area's welcoming, community-focused feel.





- Attractive Semi Detached House
- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Light & Airy Open Plan Dining Kitchen
- Generous Rear Garden

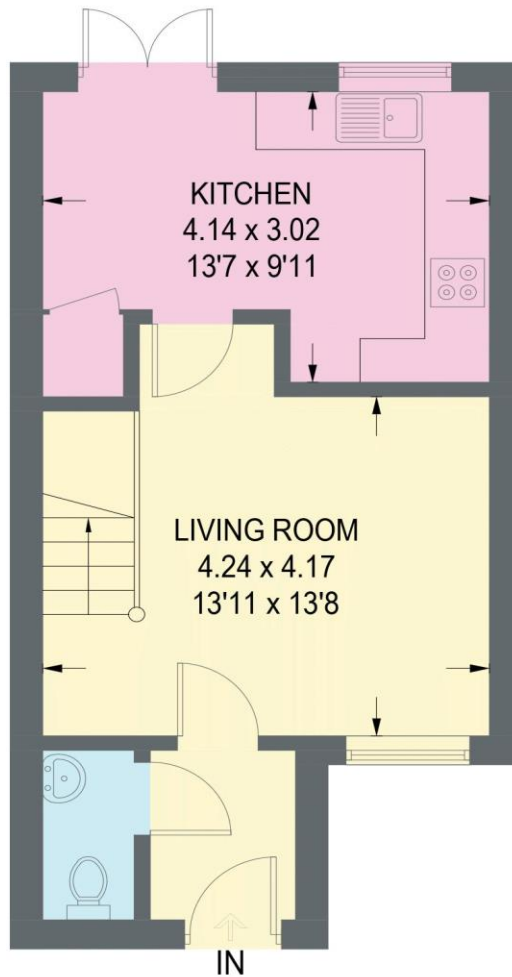
- Combination Boiler & Double Glazing
- Close to a Range of Amenities
- Off Street Parking
- Freehold
- Council Tax Band A, EPC Rating C



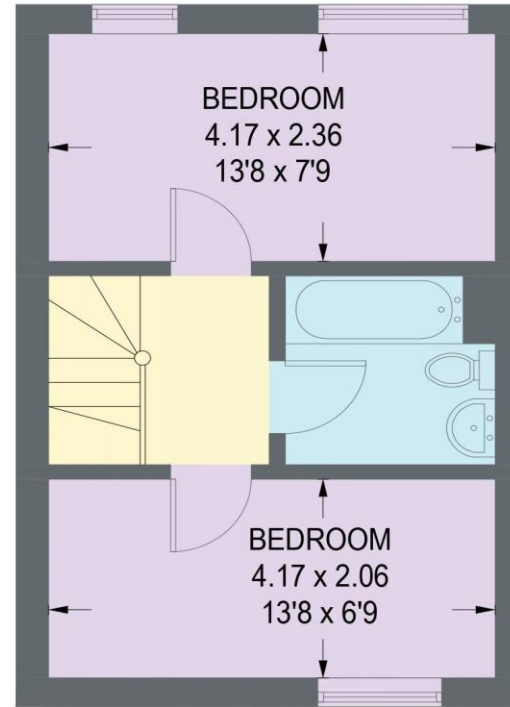


241 ST. AIDANS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 60.0 SQ M / 646 SQ FT



GROUND FLOOR
32.4 SQ M / 349 SQ FT



FIRST FLOOR
27.6 SQ M / 297 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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