



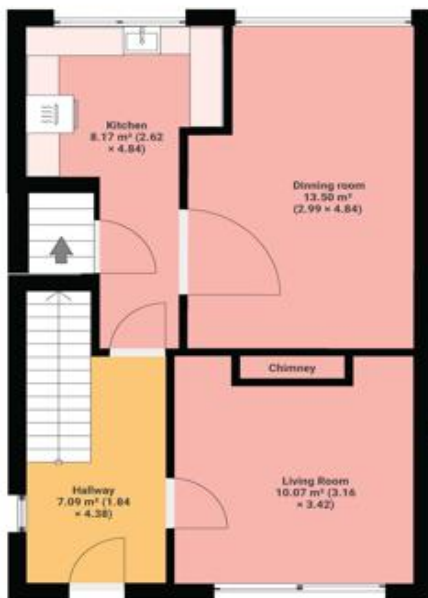
43 Rosegarth Avenue | Aston | Sheffield | S26 2DB

£230,000

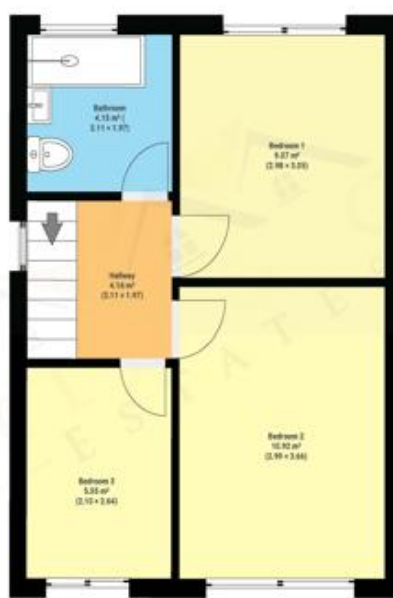
Bell & Co Estates are delighted to present this spacious and versatile three bedroom home offered with no chain. Upon entering, you are welcomed by an inviting entrance hallway leading through to a bright and comfortable living room with electric fire, creating a lovely space to relax and unwind. A separate dining room sits just beyond, offering the ideal setting for entertaining guests or enjoying family meals. The fitted kitchen is conveniently positioned with easy access to the dining space, providing a practical and functional layout for everyday living. To the first floor, the property continues to impress with three well-appointed bedrooms, including two generous double rooms and a third versatile bedroom-perfect for a child's room, home office or guest accommodation. A new fully fitted shower room and central landing complete this level. A standout feature of this home is the additional basement level, offering a wealth of extra space including a garage, storage room and further basement area. This level presents fantastic potential for a workshop, hobby space or future development (subject to the necessary permissions), adding to the home's overall versatility. This property offers a fantastic balance of space and practicality. Situated close to a wide range of local amenities, well-regarded schools and excellent transport links, this home is perfectly placed for convenient modern living. A fantastic opportunity to acquire a spacious home with endless potential-early viewing is highly recommended.



Ground Floor
TOTAL AREA: 39.26 m² • LIVING AREA: 39.26 m²



2nd Floor
TOTAL AREA: 33.84 m² • LIVING AREA: 33.84 m²



Basement Level 1
TOTAL AREA: 42.03 m² • LIVING AREA: 27.98 m²



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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