



**121 Aughton Lane | Aston | Sheffield | S26 2AN**

**Guide Price £160,000 to £170,000**

Bell & Co Estates are delighted to present this THREE-Bedroom Semi-Detached home, situated in the highly sought-after village of Aughton. Boasting spacious accommodation throughout, a fantastic sized rear garden and excellent local amenities, this property is perfect for first-time buyers, growing families or those looking to upsize. Upon entering the property, you are welcomed into a bright entrance hall leading through to the generous rear facing lounge, offering a warm and inviting space to relax with feature fireplace. Then on to a spacious kitchen/diner, with dual aspect layout, fitted with a range of wall and base units, ample worktop space and plenty of room for family dining. The kitchen flows seamlessly into the conservatory, creating an additional reception area overlooking the impressive rear garden, perfect for entertaining or simply enjoying the outdoors all year round. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a fitted wardrobe. A modern family bathroom completes the upstairs accommodation. Externally, the property truly comes into its own with a large enclosed rear garden, offering an excellent space for children to play, entertaining family and friends or simply enjoying the peaceful surroundings. There is also ample outdoor space to create further seating or landscaped areas to suit your lifestyle. To the front, a paved driveway provides ample off-road parking. Tucked away at the end of a quiet cul-de-sac and set back from the main road, the property enjoys a private and peaceful position, making it an ideal family home.



**GROUND FLOOR**  
544 sq.ft. (50.5 sq.m.) approx.

**1ST FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



**TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 in conjunction with any prospective purchase. 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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## Contact Details

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121, Aughton Lane Aston SHEFFIELD S26 2AN		Energy rating <b>D</b>
Valid until <b>22 September 2026</b>	Certificate number <b>0642-2847-6618-9026-8061</b>	

**Property type** Semi-detached house

**Total floor area** 83 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 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