

**Filnarry | Aughton Lane | Aston | Sheffield | S26 2AJ**

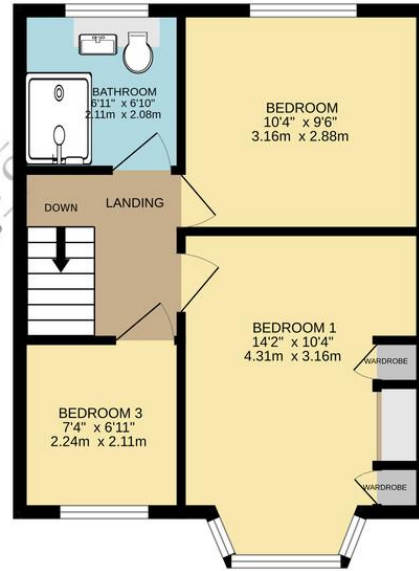
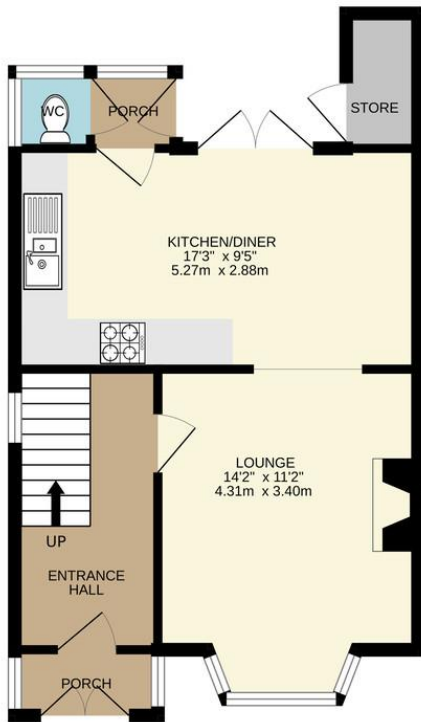
**Guide Price £260,000 to £270,000**

Bell & Co Estates are delighted to present this beautifully presented and spacious three-bedroom semi-detached home, perfectly positioned in the highly sought-after village of Aston. Occupying an enviable position, the property is welcomed by an attractive entrance porch leading into a bright and inviting hallway. To the front is a generous lounge, beautifully presented and centred around a feature fireplace, whilst the large bay window allows natural light to flood the room. To the rear of the property is the impressive open-plan kitchen and dining room, designed with modern family living in mind. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A useful downstairs WC and external store complete the ground floor accommodation. The first floor offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from fitted wardrobes, a further spacious double bedroom overlooking the rear garden, and a versatile third bedroom, perfect as a nursery, home office or child's bedroom. Completing the first floor is a contemporary family bathroom fitted with a modern shower room. Externally, the property continues to impress with a substantial driveway providing ample off-road parking for several vehicles. To the rear is a private enclosed garden along with detached garage. Beyond the garden, the property enjoys stunning far-reaching views, offering a wonderful backdrop throughout the seasons. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 should not be relied upon as a statement of fact. This plan is for illustrative purposes only and does not constitute an offer of any property. The services, systems and appliances shown are as to their operability or efficiency at the time of the survey. Made with Metropix ©2022

## Contact Details

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Filnarry  
Aughton Lane  
Aston  
SHEFFIELD  
S26 2AJ

Energy rating

**D**

Valid until  
**8 October 2034**

Certificate number  
**5520-0008-0840-1093-1433**

**Property type** Semi-detached house

**Total floor area** 74 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