



**60 Martin Close | Aughton | Sheffield | S26 3RJ**

**£360,000**

Bell & Co Estates are delighted to present this spacious four bedroom detached family home, beautifully positioned within the highly sought-after area of Aughton and offered to the market with no onward chain. Upon entering, you are welcomed through a bright entrance hall which leads into the impressive front facing lounge. To the rear of the property is the open plan kitchen diner, thoughtfully designed with ample worktop and cupboard space, creating a fantastic social hub of the home. The dining area seamlessly flows through into the conservatory, providing an additional reception space overlooking the garden and offering the perfect spot for dining, relaxing or entertaining all year round. The ground floor also benefits from a convenient downstairs WC, internal access to the integral garage and excellent storage throughout. Upstairs, the property continues to impress with four well proportioned bedrooms, all offering comfortable and versatile accommodation. The master bedroom benefits from its own modernised ensuite shower room, while the remaining bedrooms are served by a family bathroom complete with bath, wash basin and WC. Externally, the property sits on a spacious plot with driveway parking, integral garage, and enclosed rear garden, offering plenty of outdoor space for families, children and summer entertaining. Situated close to a wide range of local amenities, highly regarded schools and excellent transport links, this home combines peaceful residential living with everyday convenience. Call Bell & Co Estates Now to arrange your viewing!



GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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60 Martin Close  
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SHEFFIELD  
S26 3RJ

Energy rating

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Valid until  
17 March 2034

Certificate number  
7534-9027-9300-0584-6296

**Property type** Detached house

**Total floor area** 106 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