



6 Osprey Road | Aston | Sheffield | S26 2GH

Guide Price £200,000 to £210,000

Bell & Co Estates are delighted to present this charming three bedroom semi-detached home situated on this popular residential estate. This well-proportioned property offers spacious and versatile accommodation ideal for first-time buyers, families, or investors alike. Step through the porch into a bright and generous lounge, perfect for relaxing and entertaining. The lounge flows through to the dining room, creating an open feel and offering space for family meals, with patio doors opening on to the garden. The adjacent kitchen is well laid out with ample worktop and storage space, making the most of every inch with access door to the rear. A handy under stairs cupboard provides additional storage. Upstairs, the property offers three bedrooms. The principal bedroom is a good-sized double with fitted wardrobes. There are two further bedrooms-ideal for children, guests, or a home office, one with built in cupboard plus a modern bathroom fitted with a three-piece suite. To the front of the property is a grassed area with driveway providing off road parking with gate access to the rear garden. Mainly laid to lawn with patio area this is a good size garden perfect for entertaining or relaxing evenings. With three bedrooms, two reception rooms, and a practical layout, this inviting home is well-suited to modern living. Located close to local amenities, schools, and transport links, it offers a fantastic opportunity to create a home tailored to your needs.



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for 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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