







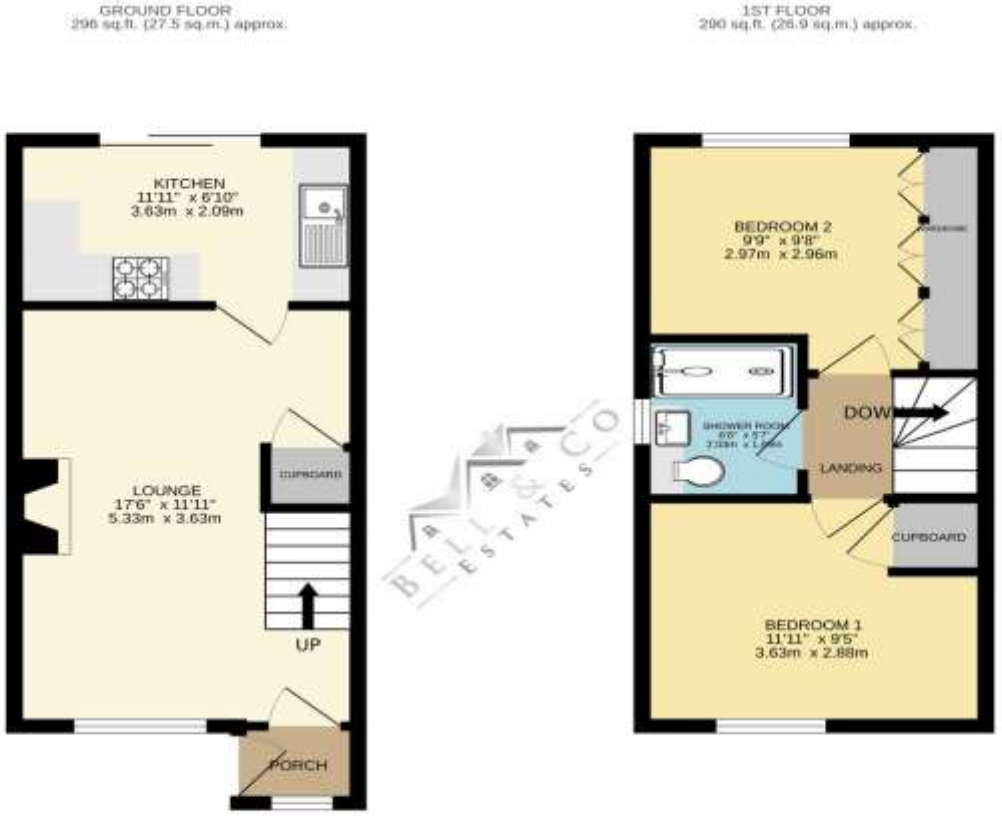
3 Duckham Drive | Aston | Sheffield | S26 2DZ Guide Price £190,000 to £200,000

Bell & Co Estates are delighted to present to the market this attractive two-bedroom semi-detached home which offers well-proportioned accommodation, a lovely enclosed rear garden and the added benefit of a garage, situated in the popular area of Aston. The property welcomes you via an entrance porch, leading into a spacious lounge which provides an ideal setting for relaxing and entertaining. To the rear, the fitted kitchen offers a range of units and worktop space, with room for everyday cooking and dining requirements along with access to the private rear garden. To the first floor, there are two well-sized bedrooms, both offering comfortable accommodation, together with a modern-style shower room comprising a shower enclosure, wash hand basin and WC. Externally, the property benefits from a delightful enclosed rear garden, featuring a paved patio area, lawn and established borders, creating an ideal space for outdoor dining, entertaining or simply enjoying the warmer months. To the front, the property has an attractive brick exterior and a garage providing useful additional storage or parking. Offering approximately 586 sq. ft. of accommodation arranged over two floors, this property would make an ideal purchase for first-time buyers, downsizers or investors alike. Close to a range of local amenities, reputable schools, and excellent transport links including easy access to the M1 this makes the perfect location. Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.









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