



**33 Southlands Way | Aston | Sheffield | S26 2FS**

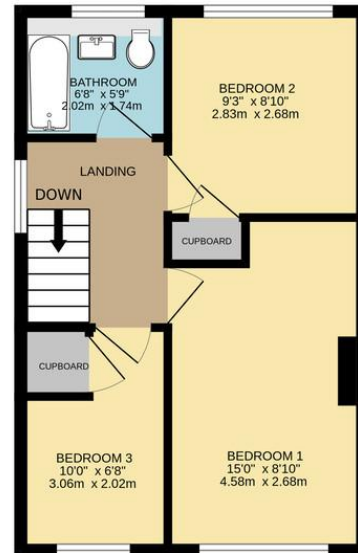
**Guide Price £270,000 to £280,000**

Bell & Co Estates are delighted to present this beautifully renovated three bedroom home, situated in a quiet cul-de-sac position within the popular area of Aston. Offered to the market with no onward chain. Upon entering, you are welcomed into a spacious entrance hallway leading through to a generous lounge, offering a comfortable and inviting space for relaxing with fitted media wall and lighting to alcoves. To the rear of the property is a stunning open plan kitchen/diner, fitted with modern units, integrated appliances and ample workspace. The dining area provides plenty of room for a family table, with access leading into the additional open family room, offering further versatile living space ideal as a snug, living area or playroom. The ground floor is further enhanced by a useful utility room and downstairs WC. To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further versatile third bedroom, along with a modern family bathroom finished to a high standard. Externally, the property continues to impress with a substantial driveway providing ample off-road parking. The landscaped rear garden offers a private and enclosed outdoor space, featuring a patio area and lawn, perfect for entertaining, children or enjoying the warmer months. With its complete renovation, modern finish, generous plot and desirable cul-de-sac location, this superb home is ideal for first time buyers, families or those looking for a ready-to-move-in property. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



## Contact Details

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33 Southlands Way  
Aston  
SHEFFIELD  
S26 2FS

Energy rating

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Valid until  
9 July 2034

Certificate number  
4900-5803-0722-4397-3343

**Property type** Semi-detached house

**Total floor area** 72 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