57 Station Road | Kiveton Park | S26 6QP

Guide Price £225,000 to £235,000

*** NO CHAIN *** Bell & Co are delighted to present this beautiful, FOUR BEDROOM, Semi-Detached property in Kiveton Park. Briefly compromising of front facing LARGE LOUNGE, separate Dining Room with feature fire place, MODERN FAMILY KITCHEN with appliances and SNUG AREA! To the first floor is the front facing MASTER BEDROOM complete with fitted wardrobes, LARGE SECOND Bedroom which over looks the rear of the property and the third bedroom. Modern Family BATHROOM with storage cupboard and SEPARATE shower cubicle! The ATTIC space compromises of a large space which has also had a SHOWER ROOM built in making a great fourth Bedroom. To the front is a raised bed with access to the rear from the side of the property. To the rear is a SUMMER HOUSE which includes a bar area, NEW composite decking and W/C, beyond the road is a DOUBLE GARAGE and LARGE GARDEN!

- Four Bedroom Semi Detached WITH NO CHAIN
- Large Lounge
- Seperate Dining Room With Feature FIREPLACE
- Modern Family Kitchen with SNUG AREA
- Attic CONVERSION
- DOUBLE GARAGE

DOUBLE GARAGE
22'2" x 21'11"
6.75m x 6.67m

SUMMER ROOM

WC

KITCHEN
12'6" x 7'9"
3.80m x 2.36m

UP

CUPBOARD

SITTING ROOM
13'5" x 8'2"
4.10m x 2.50m

DINING ROOM
14'4" x 12'2"
4.38m x 3.71m

UP STAIRS CUPBOARD HALL

LOUNGE
14'4" x 11'3"
4.38m x 3.43m

BEDROOM 2
13'6" x 8'2"
4.10m x 2.50m

BEDROOM 3
11'4" x 7'1"
3.46m x 2.16m

BATHROOM
11'4" x 7'10"
3.46m x 2.37m

LANDING

DOWN

CUPBOARD

STAIRS

BEDROOM 1
14'4" x 8'7"
4.38m x 2.62m

BEDROOM 4
14'4" x 13'5"
4.38m x 4.09m

DOWN

TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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57 Station Road
Kiveton Park
SHEFFIELD
S26 6QP

Energy rating

E

Valid until	Certificate number
22 March 2032	**4612-9927-9050-0532-8226**

Property type	Mid-terrace house
Total floor area	116 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 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