



Lambrell Avenue | Kiveton Park | S26 5NS

Guide Price £250,000 to £260,000

Bell & Co Estates are delighted to present this Three Bedroom, End Town House positioned on a great plot on this popular estate in Kiveton Park. In brief the property comprises of a welcoming Hallway with downstairs WC, Modern Kitchen with integrated appliances and Dining Area with sliding doors into the rear facing Lounge with patio doors opening on to the garden, this is a great space as it can give you a real open plan feel or create a cosy separate Lounge. To the first floor are two Double Bedrooms, one with fitted wardrobes and a modern family Bathroom with Shower over Bath, Sink, WC and store cupboard. To the third floor is the Master Suite with En-suite Shower Room. To the front of the property the driveway provides off road parking for multiple vehicles, leading to the Garage with two grassed areas which could easily accommodate further parking. A wooden gate allows access to the rear garden which is mainly laid to lawn with a beautiful patio area. This is a great plot with potential to extend the property both to the side and rear. Viewing is highly recommended to fully appreciate what this lovely home has to offer.

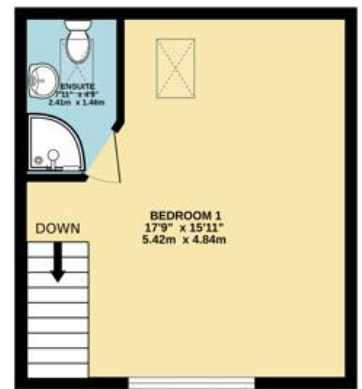
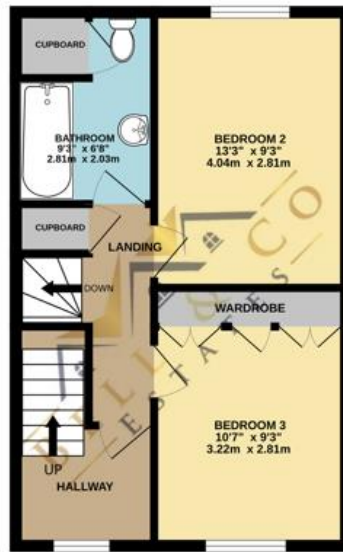
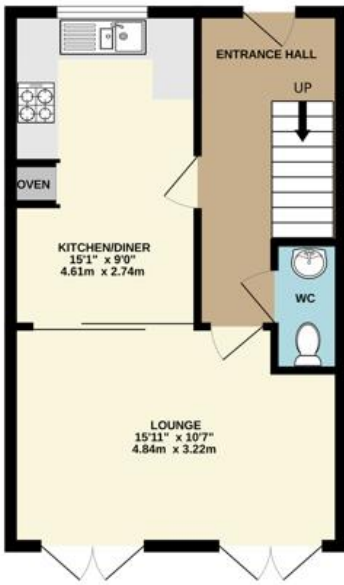
- Three Bedroom End Town House
- Great Plot with potential to extend.
- Three Double Bedrooms
- Master with Ensuite
- Open Plan Feel
- Modern Kitchen
- Off Road Parking
- Garage



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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Energy rating

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Valid until
13 April 2034

Certificate number
9197-3036-4204-6754-9204

Property type

End-terrace house

Total floor area

99 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