



9 Ennerdale Close | North Anston | Sheffield | S25 4GE

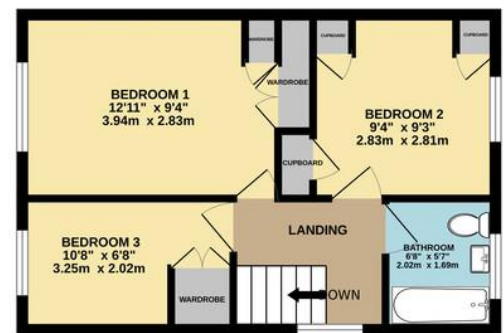
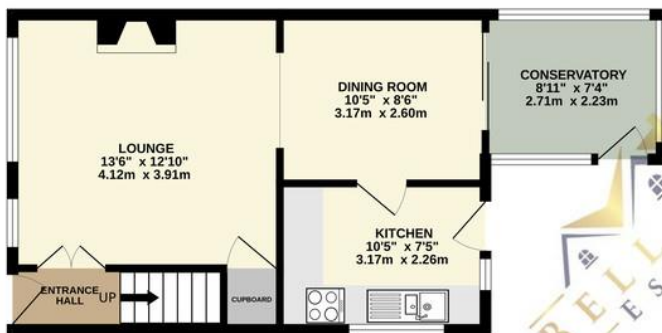
£190,000

Bell & Co Estates is thrilled to present this spacious three-bedroom semi-detached home, located on a quiet cul-de-sac in the heart of North Anston. The property opens into a welcoming entrance hallway, leading to the front-facing lounge, a bright and comfortable space featuring an electric fire with a stylish surround. The understairs storage cupboard provides additional practicality. The separate dining room offers an ideal setting for family meals or entertaining, with French doors that lead into the conservatory, flooding the space with natural light. The modern fitted kitchen is well-equipped with ample cupboard space, worktops, and a rear door for easy garden access. Upstairs, the property features two large bedrooms, both complete with fitted wardrobes for ample storage. A good-sized single bedroom, also with fitted wardrobes, provides flexibility for use as a child's room, office, or guest space. The family bathroom includes a shower over the bath, a wash basin, and a WC, all finished to a modern standard. To the front of the property, a large open driveway offers ample off-road parking, complemented by a grassed area for added curb appeal. The detached garage to the side, fitted with electric and lighting, provides additional storage or workshop space. The private rear garden is beautifully landscaped, offering a peaceful retreat with ample space for relaxation, play, or entertaining. Side gate access ensures convenience and security.



GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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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9, Ennerdale Close
North Anston
SHEFFIELD
S25 4GE

Energy rating

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Valid until
15 November 2025

Certificate number
8295-7629-4099-3036-0992

Property type Semi-detached house

Total floor area 71 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