



## 78 Park Avenue | North Anston | Sheffield | S25 4GG

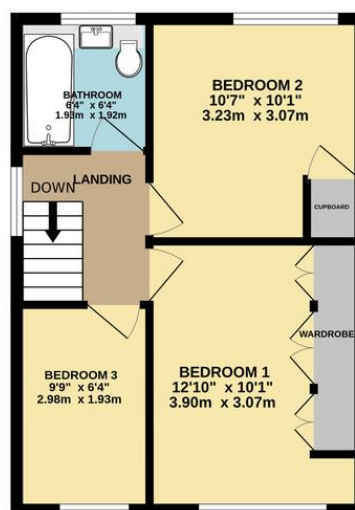
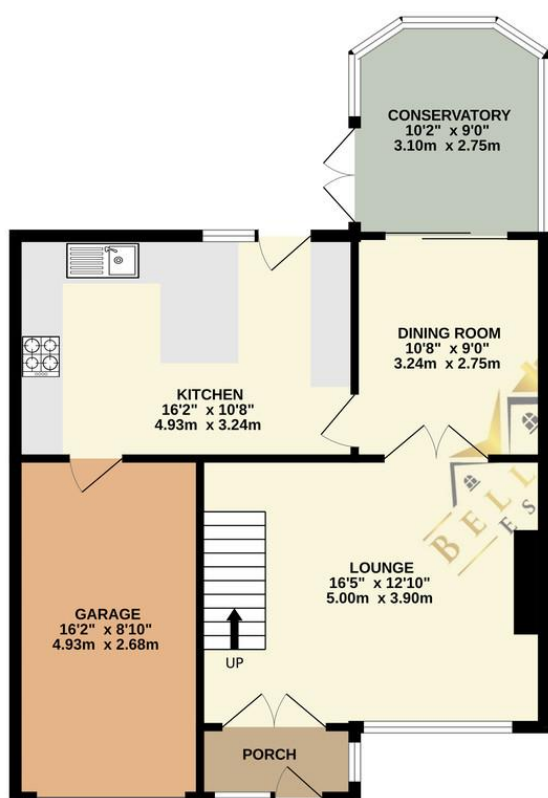
Guide Price £210,000 to £220,000

Bell & Co Estates are delighted to present this lovely three-bedroom semi-detached home, perfectly suited for families seeking space, comfort, and convenience in the heart of North Anston. Upon entering, the entrance porch provides a handy space for coats and shoes, leading into a spacious front-facing lounge with double doors flowing into the dining room — perfect for entertaining. The breakfast kitchen offers plenty of worktop and cupboard space, with an access door into the integral garage and rear door leading to the garden. The property also benefits from a bright conservatory, with patio doors opening onto the garden. Upstairs, you'll find three well-proportioned bedrooms, with the master featuring fitted wardrobes and bedroom two offering a useful store cupboard. The modern family bathroom is complete with a shower over bath, WC, and sink. Externally, the block-paved driveway provides ample off-road parking, leading to the integral garage. To the rear, the beautiful, enclosed garden is mainly laid to lawn, complemented by two decking patio areas, making it an ideal space for relaxing and entertaining. Situated in a sought-after residential area, close to local shops, schools and amenities as well as excellent transport links for commuting. Don't miss out on this fantastic family home! Contact Bell & Co Estates today to arrange a viewing.



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



## Contact Details

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