



84 Stoney Bank Drive | Kiveton Park | Sheffield | S26 6SJ

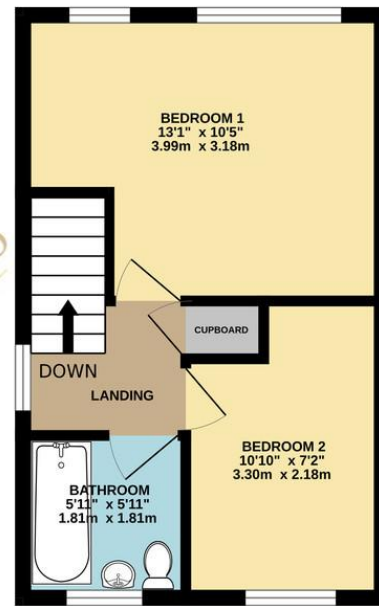
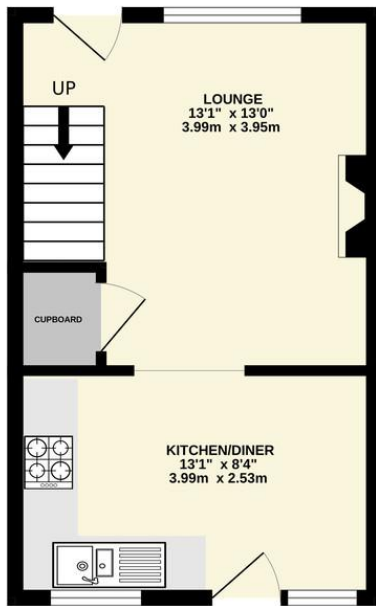
£175,000

Bell & Co Estates are delighted to present this beautiful two-bedroom semi-detached home in the heart of Kiveton Park offered with No Vendor Chain. Perfect for first-time buyers, this home offers modern living with a spacious layout and generous outdoor space. Bright & airy front-facing lounge with a bay window that floods the room with natural light, Gas fire with surround, creating a cosy atmosphere, under-stairs cupboard, ideal for storage and housing the boiler. Modern open-plan kitchen & dining area, sleek fitted kitchen units with ample worktop and cupboard space, rear door providing easy access to the garden, Two well-proportioned bedrooms. Master bedroom – spacious and front-facing, second bedroom – overlooking the rear garden and contemporary family bathroom, complete with shower over bath, wash basin & WC. Generous front garden with grassed area, long driveway running down the side of the house, providing ample off-road parking. Gated rear garden featuring, patio area – perfect for outdoor dining, mainly laid-to-lawn space – ideal for relaxation or children to play as well as a storage shed for added convenience.



GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 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

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84 Stoney Bank Drive
Kiveton Park
SHEFFIELD
S26 6SJ

Energy rating

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Valid until
26 March 2035

Certificate number
0340-2163-5470-2325-2801

Property type Semi-detached house

Total floor area 52 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