



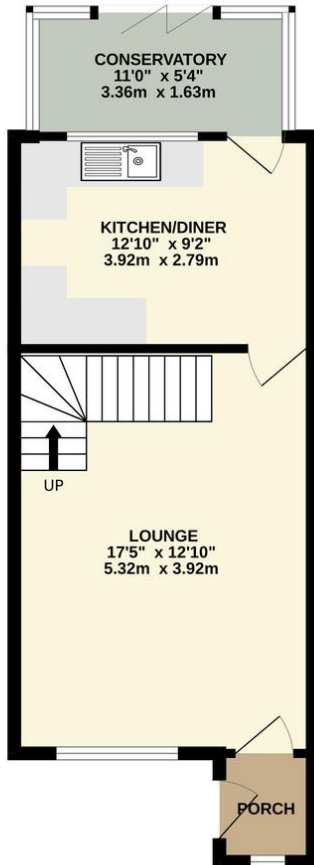
## 24 Wentworth Way | Dinnington | S25 2SY

Guide Price £160,000 to £170,000

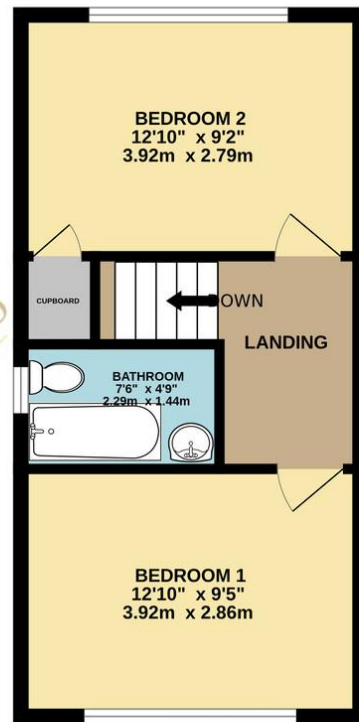
Bell & Co Estates are delighted to present this well-maintained two-bedroom semi-detached property, ideally located in the popular residential area of North Anston. Offered with no vendor chain, this home is perfect for first-time buyers or downsizers looking for a spacious and comfortable home in a convenient location. In brief the property comprises of welcoming entrance porch leading into the front-facing spacious lounge with open staircase – a bright and versatile space for relaxing. Modern open-plan kitchen and dining area, offering, ample cupboard and worktop space, room for a dining table. Rear conservatory, ideal for relaxing or entertaining, with views over the garden. Upstairs are two large double bedrooms, one with a built-in storage cupboard, modern family bathroom, featuring shower over bath, wash basin and WC. To the front of the property provides a driveway providing off-road parking, private grassed front garden, enhancing curb appeal. Side gate access to a well-maintained rear garden, complete with patio area for outdoor dining and lawned section, ideal for pets or children. Situated in North Anston, a sought-after area for families and professionals, close to local amenities, supermarkets, and public transport. Convenient access to major road links including the M1 and A57 and nearby to well-regarded schools and green spaces. This charming two-bedroom home offers generous living space, a bright conservatory, and a private garden, all wrapped in a quiet and accessible setting. Contact Bell & Co Estates today to arrange your viewing!



GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



## Contact Details

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24, Wentworth Way  
Dinnington  
SHEFFIELD  
S25 2SY

Energy rating

C

Valid until  
**22 February 2030**

Certificate number  
**8007-1826-1922-2226-6203**

**Property type** Semi-detached house

**Total floor area** 66 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