



## 27 Wales Road | Kiveton Park | Sheffield | S26 6RA

£130,000

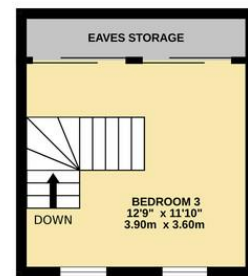
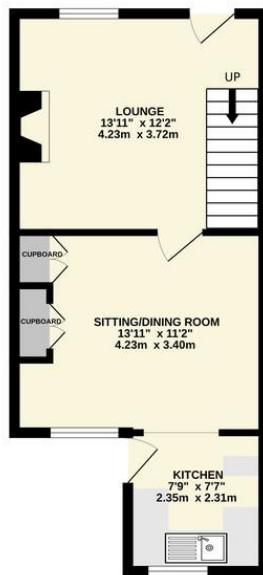
Bell & Co Estates are delighted to present this charming three bedroom mid terraced home in Kiveton Park offered with no chain. With spacious living areas, separate lounge and dining room – ideal for comfortable family living. Welcome to this delightful three -bedroom mid-terrace home, well-presented living space spread over three floors. Situated in a sought-after residential area, this property is perfect for first-time buyers, small families, or those looking to downsize without compromising on space. As you enter the property, you're greeted by a spacious lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a separate dining room, ideal for family meals and gatherings. The well-appointed kitchen is located at the rear of the property and offers plenty of counter and storage space. Upstairs, you'll find two generously sized double bedrooms. The master bedroom to the front and second to the rear. To the second floor houses a further spacious bedroom with storage cupboards. A modern bathroom completes the first floor, featuring a bath with overhead shower, WC, and wash basin. This home combines character and comfort in a convenient location, close to local amenities, schools, and transport links. Early viewing is highly recommended to appreciate the space and potential on offer. Call Bell & Co Estates now to arrange your viewing.



GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

2ND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

27 Wales Road  
Kiveton Park  
SHEFFIELD  
S26 6RA

Energy rating

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Valid until  
**31 May 2035**

Certificate number  
**2919-1172-0312-1111-2111**

**Property type** Mid-terrace house

**Total floor area** 90 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