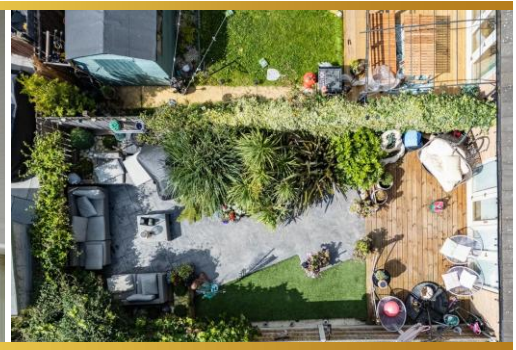


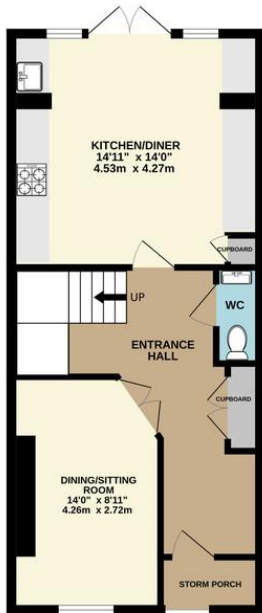


## 33 Stockwell Avenue | Kiveton Park | Sheffield | S26 5QR      Guide Price £250,000 to £260,000

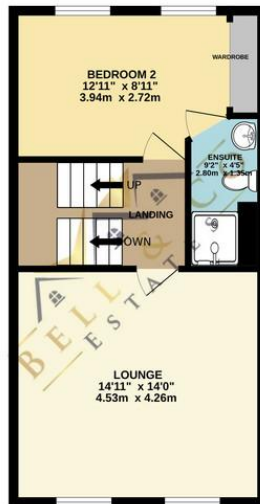
Bell & Co Estates are delighted to bring to the market this beautifully arranged property offering versatile and generously proportioned accommodation over three floors, perfect for modern family living in this sought after location. Step through the storm porch into a welcoming entrance hall with useful storage cupboards and a convenient guest WC. To the front, there is a flexible dining/sitting room ideal for family meals or a home office space. To the rear, you'll find a bright and spacious, modern kitchen/diner featuring ample worktop space and French doors opening out to the garden-perfect for entertaining and everyday life. Upstairs, the first floor provides a generous lounge with twin windows bringing in plenty of natural light. The second bedroom is also located on this level and benefits from its own en-suite shower room and built-in wardrobe, offering privacy and comfort for guests or older children. The top floor comprises three further well-proportioned bedrooms. The impressive main bedroom features a private en-suite shower room and fitted wardrobe. Two additional bedrooms are served by a modern family bathroom. A large landing with storage completes this level. To the front of the property is a driveway providing off road parking and to the left there is further parking and a garage. To the rear is a beautiful, low maintenance garden perfect for entertaining guests or relaxing on an evening. Close to local amenities this property is ideally suited to growing families or those needing extra space to work from home.



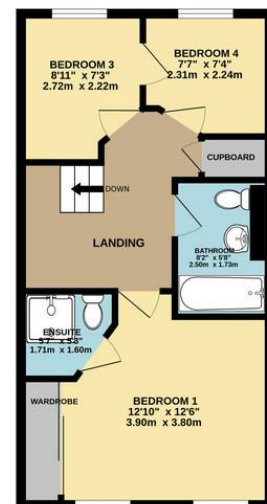
GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.1 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

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33 Stockwell Avenue  
Kiveton Park  
SHEFFIELD  
S26 5QR

Energy rating

C

Valid until

22 August 2035

Certificate number

2241-8214-1935-6131-0311

Property type

Mid-terrace house

Total floor area

122 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