



6 Chantry Place | Kiveton Park | Sheffield | S26 6LJ

Guide Price £170,000 to £180,000

Bell & Co Estates are pleased to present this three-bedroom semi-detached home in the popular residential location of Kiveton Park, offering fantastic potential and requiring a degree of modernisation throughout. The ground floor comprises a welcoming entrance hall leading to a good-sized lounge with bay window, and a separate dining room ideal for family meals or entertaining. The kitchen is compact but functional, with scope to extend or reconfigure to create a modern open-plan living space (subject to necessary consents). Upstairs, there are three bedrooms, two doubles and a single alongside a shower room with WC. Storage is well catered for with built-in cupboards. Externally, the property benefits from a generous plot with off-road parking to the front, and a sizeable rear garden offering plenty of space for outdoor living, extension, or landscaping. Situated in a sought-after area close to local amenities, reputable schools, and excellent transport links including Kiveton Park train station and the M1 motorway, this property presents an ideal opportunity for buyers looking to put their own stamp on a family home. Offered with no onward chain, early viewing is strongly recommended to appreciate the potential on offer.



GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
384 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

With 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 vendors, agents and any other persons have not been asked and no guarantee as to their accuracy or efficiency can be given.

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6 Chantry Place
Kiveton Park
SHEFFIELD
S26 6LJ

Energy rating

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Valid until

22 August 2035

Certificate number

2241-0718-3496-6517-1141

Property type

Semi-detached house

Total floor area

75 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