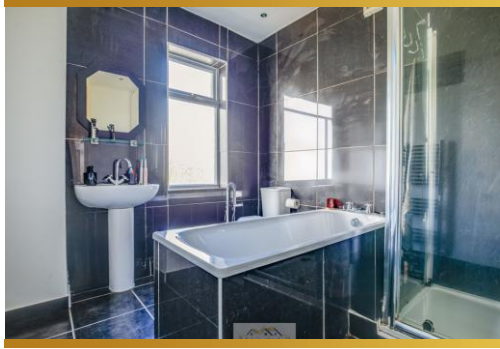




## 47 Wesley Road | Kiveton Park | Sheffield | S26 6RJ

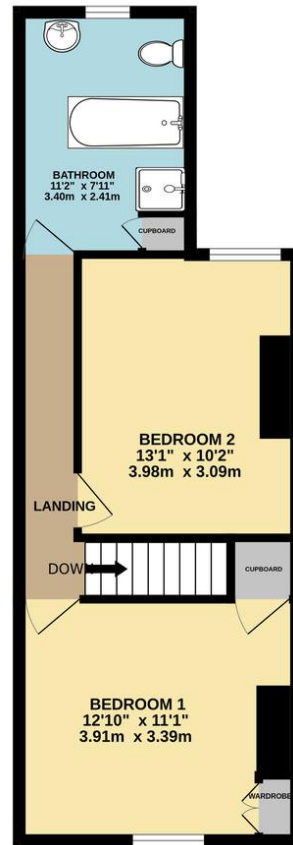
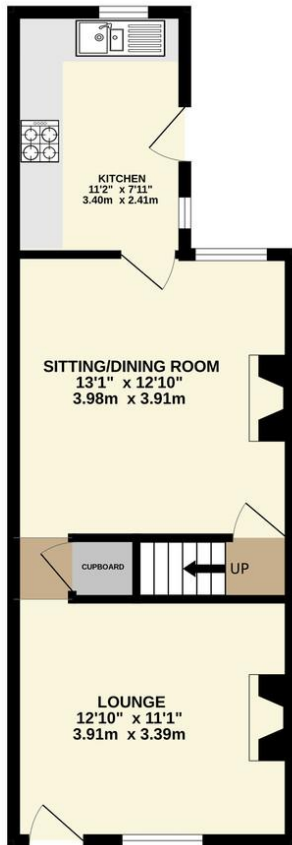
Guide Price £120,000 to £130,000

Bell & Co Estates are delighted to present this beautifully presented two-bedroom mid-terraced home, ideally situated in the heart of Kiveton Park. This property is perfect for first-time buyers or investors, this move-in ready property offers lovely interiors, excellent storage solutions, and convenient access to local amenities, schools, and transport links. Upon entry into this home is a bright and welcoming reception living space, this could be utilised as a dining room or front lounge, complete with a handy understairs storage cupboard. A further spacious reception room with open fire and open-plan to the kitchen, creating the ideal space for entertaining. Fully fitted kitchen with integrated appliances, ample cupboard and worktop space, and a rear door leading into the garden. Two generous double bedrooms upstairs, offering plenty of room for residents or guests. Stylish family bathroom with separate shower cubicle with bath, wash basin, and WC. To the front is a yard area, and to the rear is an enclosed patio area with garden. Situated in a prime position in Kiveton Park, within walking distance of shops, schools, and public transport. With excellent commuter links to Sheffield, Rotherham, and the M1, plus parks and green spaces nearby, this property is ideally placed for convenience and lifestyle. With two spacious bedrooms, modern finishes, and a fantastic location, this home combines style, practicality, and accessibility. Contact Bell & Co Estates today to arrange your viewing – this one won't be around for long!



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



## Contact Details

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Kiveton Park  
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South Yorkshire  
S26 6RA

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[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

47 Wesley Road  
Kiveton Park  
SHEFFIELD  
S26 6RJ

Energy rating

**D**

Valid until  
**27 September 2035**

Certificate number  
**2123-6912-1121-2711-5178**

**Property type** Mid-terrace 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