



6 Manor Road | Wales | Sheffield | S26 5PD

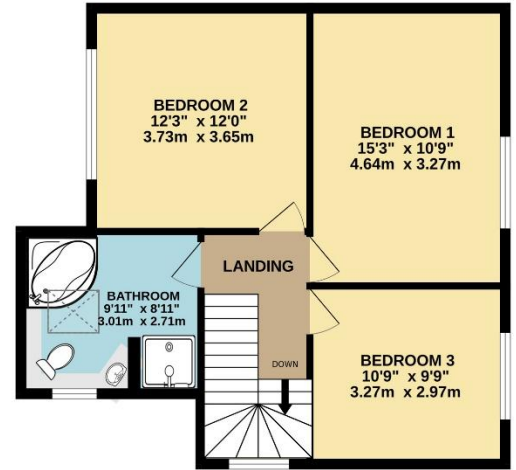
Guide Price £325,000 to £350,000

Bell & Co Estates are honoured to present this beautifully maintained and much-loved three-bedroom detached home nestled in the heart of Wales, Sheffield. The welcoming entrance hallway provides access to a range of practical spaces, including a fitted cupboard with worktop area and a freestanding range cooker. A downstairs WC and separate pantry/utility room with plumbing for a washing machine providing further convenience and storage. Off the hallway, a light-filled open conservatory underfloor heating. The home continues to impress with a generously sized side-facing lounge, boasting dual aspect windows that flood the space with natural light. Two electric fires adding a cosy feel, making it the ideal room for both entertaining and family time. A separate fully fitted kitchen offers cupboard and worktop space, complete with integrated appliances and another large range cooker. From here, a rear door leads into a second conservatory again, with underfloor heating. Upstairs, the property features three spacious and bright bedrooms, all well-proportioned and full of natural light. The family bathroom is fitted with a corner bath, separate shower cubicle, wash basin and WC, giving a practical yet stylish finish. To the front, a gated driveway provides secure off-road parking and access into the garage, which is currently divided into two sections and perfect for storage or hobby space. To the rear, the beautifully landscaped garden with side gate access on both sides, the garden is as practical as it is charming. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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6 Manor Road
Wales
SHEFFIELD
S26 5PD

Energy rating

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Valid until

12 October 2035

Certificate number

2511-2321-4181-2430-0011

Property type

Detached house

Total floor area

100 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