



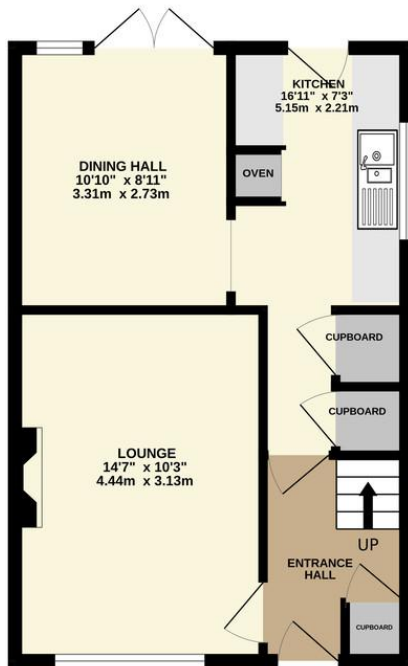
4 Metcalfe Avenue | Killamarsh | Sheffield | S21 1HW

Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present this spacious three bedroom detached home, perfectly positioned in a sought-after residential area of Killamarsh. This well-maintained property offers versatile living space throughout, making it an ideal family home. The ground floor comprises a welcoming entrance hallway, a bright and airy front facing living room, and a separate dining room - perfect for family gatherings or entertaining guests. The fitted kitchen comes complete with integrated appliances and ample storage with rear door access into the garden. Upstairs, the property offers three well-proportioned bedrooms, the master complete with fitted wardrobes and cupboard space, a contemporary shower room, and a separate WC for added convenience. Externally, the home enjoys a beautifully kept front garden with driveway providing ample off-road parking and access to a large detached garage. To the rear, a tiered garden provides a mix of patio, lawn and seating areas - perfect for outdoor dining, gardening, or simply relaxing in the sun. Located close to local amenities, reputable schools, and excellent transport links, this property combines comfort, space and convenience in equal measure. Viewing is highly recommended to appreciate the potential and charm this fantastic family home has to offer. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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.

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SHEFFIELD
S21 1HW

Energy rating

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Valid until
20 October 2033

Certificate number
0360-2759-5310-2497-5165

Property type Detached house

Total floor area 82 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