



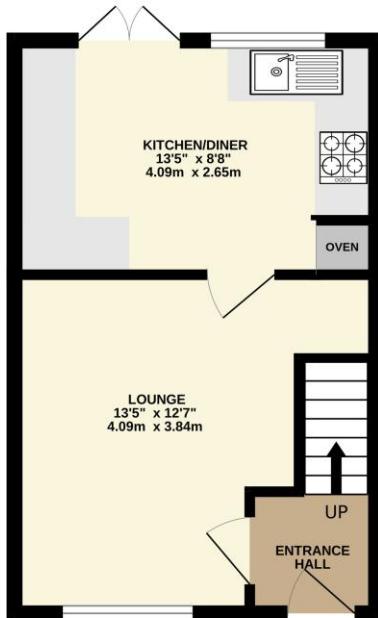
## 34 McLoughlin Way | Kiveton Park | Sheffield | S26 6QJ

**£170,000**

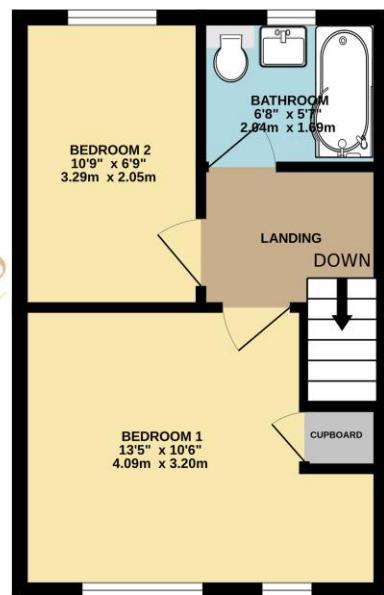
Bell & Co Estates are delighted to present this beautiful two-bedroom semi-detached home in the heart of Kiveton Park. Looking for your first home which is ready to move into, then this is the property for you. Perfect for first-time buyers, this home offers modern living with a spacious layout and generous outdoor space. Bright & airy front-facing lounge leading to the modern open-plan kitchen & dining area, sleek fitted kitchen units with integrated appliances, ample worktop, and cupboard space, rear door providing easy access to the garden. Upstairs houses the master bedroom – spacious and front-facing with cupboard, second bedroom – overlooking the rear garden and contemporary modern family bathroom, complete with shower over bath, wash basin & WC. To the front is a grassed area, long driveway running down the side of the house, providing ample off-road parking. Gated rear garden featuring a patio area – perfect for outdoor dining with a pebbled area, as well as a brick built storage shed for added convenience. Situated in a prime location, close to local amenities, schools, and transport links. Don't miss out on this fantastic home! Contact Bell & Co Estates today to arrange a viewing.



GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq ft (53.1 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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34 McLoughlin Way  
Kiveton Park  
SHEFFIELD  
S26 6QJ

Energy rating

C

Valid until	Certificate number
1 December 2035	0297-3957-2202-1295-0204

Property type

Semi-detached house

Total floor area

57 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