



**Wales Road, Kiveton Park Sheffield S26 6RA**

**welcome to**

## **Wales Road, Kiveton Park Sheffield**

PRICED TO SELL !! ....This three bedroom detached property offers great potential but requires upgrading. Having no upward chain and would be suited to the property developer/investor.

### **Lounge**

18' 1" Into bay window x 10' 11" To side of chimney breast ( 5.51m Into bay window x 3.33m To side of chimney breast )  
Spacious lounge with understairs storage cupboard. Front facing double glazed bay window and central heating radiator.

### **Dining Room**

12' 1" x 7' 9" ( 3.68m x 2.36m )  
Rear facing double glazed window and central heating radiator.

### **Kitchen**

12' x 6' ( 3.66m x 1.83m )  
Fitted kitchen with a range of wood effect wall and base units set above and below worksurfaces incorporating stainless steel one and a half bowl sink and drainer. Having space for cooker, fridge freezer and plumbing for washing machine. Rear facing double glazed window and rear facing UPVC door.

### **Stairs And Landing**

Stairs rising to first floor with side facing single glazed window and access to loft space. Cupboard housing boiler.

### **Bedroom One**

16' 5" x 7' 10" ( 5.00m x 2.39m )  
Rear facing double glazed window and central heating radiator.

### **Bedroom Two**

12' 4" x 7' 10" ( 3.76m x 2.39m )  
Front facing double glazed window and central heating radiator.

### **Bedroom Three**

6' 5" x 6' 1" ( 1.96m x 1.85m )  
Front facing double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mixer shower to taps. Partial tiling to walls and vinyl flooring. Side and rear facing single glazed window and central heating radiator.

### **Outside Space**

Lawned garden to the front. Low maintenance rear garden with astro turf and pebbled borders.





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## Wales Road, Kiveton Park Sheffield

- THREE BEDROOM DETACHED PROPERTY
- REQUIRING UPGRADING
- IDEAL INVESTMENT PURCHASE
- GREAT LOCATION AND FOR SALE WITH NO CHAIN
- COUNCIL TAX BAND - B

Tenure: Freehold EPC Rating: C

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106926 - 0007

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