BELL & CO ESTATES









18 Manor Road | Wales | Sheffield | S26 5PD

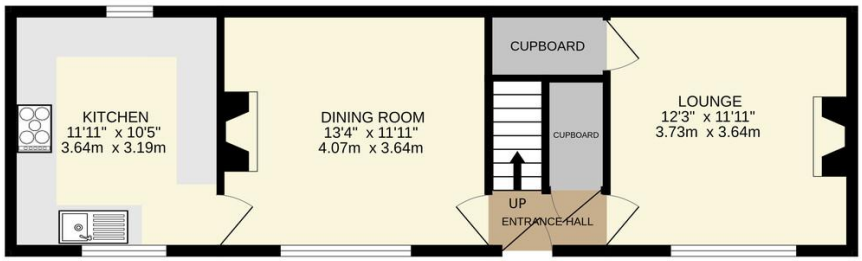
Guide Price £280,000 to £290,000

Bell & Co Estates are delighted to present this charming two-bedroom cottage in the heart of Wales offered with no chain. Upon entering, the entrance lobby provides a useful storage cupboard, staircase to the first floor and access to both reception rooms. The lounge is full of character, featuring an attractive oak fireplace with an inset cast iron fire. The separate dining room continues the property's traditional charm. Offering plenty of space for a dining table and chairs. The kitchen is fitted with a comprehensive range of units and work surfaces. The kitchen is equipped with a Rangemaster stove alongside other appliances. To the first floor, the property offers two well-proportioned double bedrooms and two bathrooms. The master bedroom provides generous accommodation, complemented by a walk-through dressing area and an en-suite shower room. The second double bedroom enjoys a window to the front aspect, whilst the main bathroom comprises a traditional cast iron bath, W.C. and wash basin. Externally, wrought iron gates open onto a block-paved driveway, providing valuable off-road parking. A pedestrian gate leads through to a charming cottage-style garden, where a flagged terrace and surrounding planted beds create an attractive space for outdoor seating. A further terrace leads via steps to the privately enclosed garden, which is generously proportioned and predominantly laid to lawn. The garden provides fantastic potential for outdoor entertaining, gardening and relaxing throughout the warmer months. This could be the perfect home for you, call Bell & Co Estates now.





GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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18 Manor Road
Wales
SHEFFIELD
S26 5PD

Energy rating
E

Valid until	Certificate number
25 March 2035	2467-3048-1207-5655-3200

Property type	Detached house
Total floor area	92 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