



7 Manvers Close | North Anston | Sheffield | S25 4FH

Guide Price £240,000 to £250,000

Bell & Co Estates are delighted to present this extended Four-Bedroom Semi-Detached Home offered with no chain. In brief the property comprises of entrance porch. A bright, front-facing lounge with bay window flooding the room with natural light, complemented by an electric fire with a brick surround. A spacious, separate dining room. Practical storage space for everyday essentials under the stairs and further within the lounge and dining area. Rear-facing kitchen with ample cupboard and worktop space, breakfast bar, integrated appliances, and direct access to the rear garden. Upstairs houses the master bedroom, a generous double with dual aspect windows, fitted wardrobes, and plenty of natural light. Three further bedrooms, all well-proportioned, with two featuring fitted cupboards and storage. Family bathroom, complete with a shower over bath, wash basin, and WC. To the front of the property a long driveway providing ample parking, lawned area, access into the garage, and a side gate to the rear garden. To the rear recently landscaped and the largest garden on the estate. Features new decking, pebbled sections, lawned area, and a brick-built BBQ area which could be adapted into a summer house. Brick-built utility room with plumbing for a WC, plus additional brick-built storage—perfect for garden tools. Greenhouse and potting area at the bottom of the garden, making this an outdoor haven. Access to the garage via the rear garden. A magical garden, ideal for family life, entertaining, and outdoor projects.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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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7 Manvers Close
North Anston
SHEFFIELD
S25 4FH

Energy rating

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Valid until
9 September 2035

Certificate number
2141-4995-1045-1172-1177

Property type Semi-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 and 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