



117 Park Avenue | North Anston | Sheffield | S25 4GL

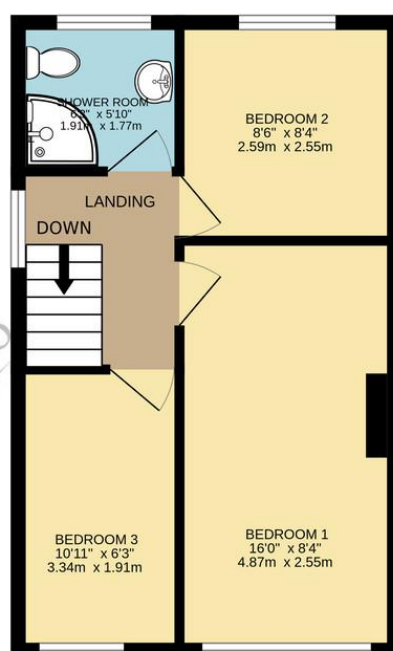
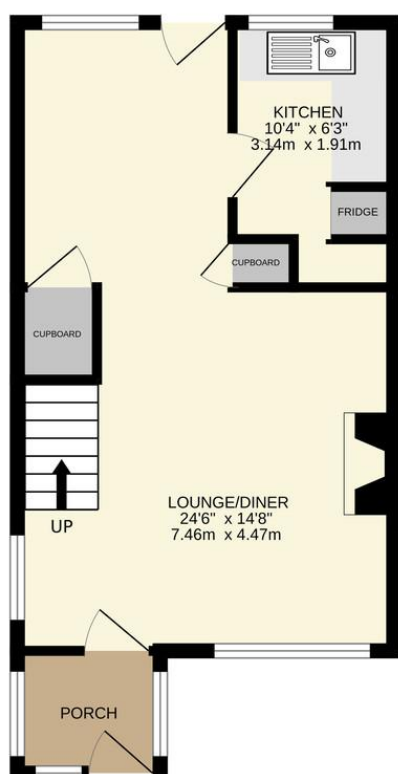
Guide Price £180,000 to £190,000

Bell & Co Estates are delighted to present this well-proportioned three-bedroom semi-detached home, ideally situated in the popular residential area of North Anston offered to the market with no chain. Upon entering, a welcoming porch providing access to the main living accommodation. The spacious front-facing lounge is filled with natural light and offers a comfortable setting for family relaxation. To the rear is an open dining area, providing an ideal space for family meals and entertaining, with a natural flow through to the modern fitted kitchen. The kitchen offers a range of wall and base units, worktop space and appliances. The first floor provides three well-proportioned bedrooms. The generous master bedroom benefits from built-in wardrobes, while the second bedroom is a further good-sized double overlooking the rear. Bedroom three offers excellent flexibility and would make an ideal child's bedroom, guest room or home office, with useful built-in storage. The property is complemented by a practical shower room serving the bedrooms. Externally, there is a driveway to the front providing valuable off-road parking, with a pathway leading to the entrance. Gated access leads around to the private rear garden, which features a patio seating area and lawn, creating a pleasant space for outdoor dining, entertaining and family enjoyment. The property also benefits from a detached garage, providing excellent additional storage or workshop space. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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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