



14 Cherry Tree Road | Wales | Sheffield | S26 5LL

£220,000

Bell & Co Estates are delighted to present this THREE-Bedroom Semi-Detached home, situated in the ever-popular village of Wales. Offering spacious accommodation, stunning open views to the front and previous planning permission approved for a side extension, this fantastic home is perfect for growing families looking for a property with future potential. Upon entering the property, you are welcomed into a bright entrance hall which leads through to the spacious front facing lounge, enjoying a lovely bay window that frames the beautiful countryside views. To the rear of the property is the heart of the home, a generous open-plan kitchen/diner, offering ample wall and base units, plenty of worktop space and room for family dining. With access to the rear garden, this is the perfect space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern family bathroom completes the upstairs accommodation. Externally, the property boasts a driveway providing ample off-road parking leading to a larger-than-average attached garage, providing excellent storage or potential for further development (subject to the necessary consents). Previous planning permission has already been granted for a side extension, offering buyers the opportunity to create additional living space if desired. To the rear is a private enclosed garden, ideal for families and outdoor entertaining. Situated in the sought-after village of Wales, making it one not to be missed. Early viewing is highly recommended.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, 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.
Made with Neatplan v2020.

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