



4 Wasteney Road | Todwick | Sheffield | S26 1JF

£275,000

Bell & Co Estates are delighted to present to the market this well-presented three-bedroom semi-detached home which offers well-proportioned accommodation arranged over two floors, together with a generous block-paved driveway and detached garage. The property is approached via a large block-paved frontage, providing excellent off-road parking and giving access to the garage. The ground floor features a spacious lounge, providing a comfortable principal reception room with plenty of natural light. To the rear is a generously sized kitchen/diner fitted with a range of wall and base units together with integrated cooking facilities and space for dining. The kitchen also provides access to a separate dining room, creating a useful additional reception or family dining space. To the first floor are three generous bedrooms. Bedroom one is a generous double room situated to the front of the property, whilst bedroom two is another spacious and generous double situated to the rear of the property. The third bedroom is a smaller single room, making it well suited to a child's bedroom, home office or dressing room. A central landing provides access to all three bedrooms. Completing the first floor is a family bathroom, fitted with a bath, walk in shower, wash hand basin and WC. Externally, the property benefits from a rear garden with a well-maintained grassed area and patio area, making it the perfect space to entertain. Situated in a convenient position within Todwick, the property is close to a range of local shops, schools, amenities and transport links, making it an excellent choice for families and commuters alike. Call Bell & Co Estates now!



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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4 Wasteney Road
Todwick
SHEFFIELD
S26 1JF

Energy rating

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Valid until

22 November 2033

Certificate number

2921-4231-0206-6842-1155

Property type

Semi-detached house

Total floor area

96 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