



## 123 Station Road | Kiveton Park | Sheffield | S26 6QP

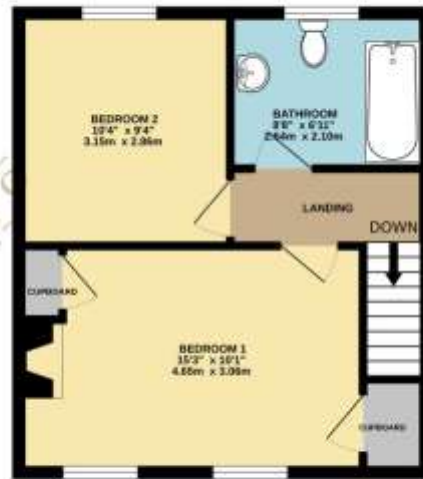
£160,000

Bell & Co Estates are delighted to present this charming two bedroom semi-detached home in Kiveton, offered to the market with no vendor chain. Situated within easy reach of local amenities, reputable schools and excellent transport links, the property enjoys a convenient location while still offering a peaceful and private setting. Upon entering, you are welcomed into a bright and cosy lounge, creating the perfect space for relaxing and unwinding. Filled with natural light, this inviting living area offers plenty of room for furnishings and everyday family living. To the rear of the property is the spacious kitchen diner, fitted with a range of wall and base units together with ample worktop space and room for dining. Offering a practical and sociable layout, this space is ideal for everyday living, entertaining guests or enjoying family meals, with views overlooking the generous rear garden. Upstairs, the property hosts two well-proportioned bedrooms, both offering comfortable accommodation. Completing the first floor is the family bathroom, fitted with bath, wash basin and WC. Externally, this property offers a substantial plot and private outdoor space. To the front is a generous garden area creating an attractive approach to the home, while the rear offers excellent outdoor space with huge potential for landscaping, entertaining or simply enjoying the privacy the garden provides. On road parking is also available.



**GROUND FLOOR**  
361 sq.ft. (33.6 sq.m.) approx.

**1ST FLOOR**  
382 sq.ft. (33.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 724 sq.ft. (67.2 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not listed and no guarantee is given as to their availability or efficiency can be given.  
Made with Metagor (2020).

## Contact Details

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123 Station Road  
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SHEFFIELD  
S26 6QP

Energy rating

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Valid until  
**21 July 2034**

Certificate number  
**2829-3040-0203-0714-2200**

**Property type** Semi-detached house

**Total floor area** 71 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 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