



138 Wales Road | Kiveton Park | Sheffield | S26 6RE

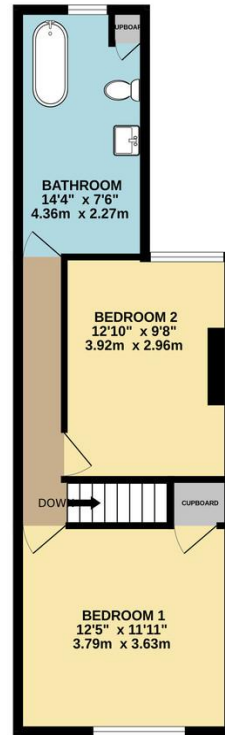
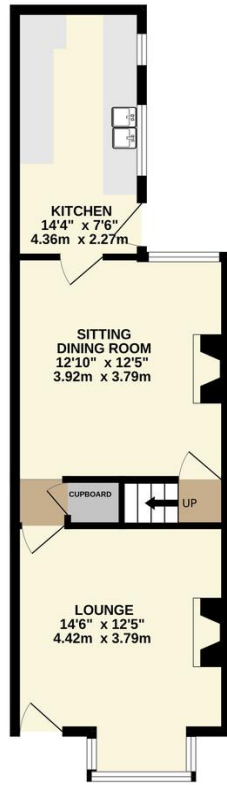
£130,000

Bell & Co Estates are pleased to bring to market this well-proportioned and beautifully laid out two-bedroom mid-terrace property. Ideally located close to local amenities, schools, and excellent transport links, this home would make an ideal purchase for first-time buyers, downsizers, or investors alike. Step into a bright and welcoming living room, a cosy space for relaxing. Flowing through into a spacious dining room, perfect for family meals or entertaining guests, the home maintains an open and airy feel throughout the ground floor, with clear separation for versatile living and relaxation spaces. To the rear of the property, you'll find a kitchen with ample counter and cupboard space, and a rear door providing convenient access to the garden. Upstairs boasts two generously sized double bedrooms, each with excellent proportions, bedroom one located at the front of the property, this bedroom provides ample space for furniture and storage. Bedroom two a further double room at the rear, ideal as a master, guest room, or even a home office and a well-appointed family bathroom completes the first floor, featuring a bath, WC and wash basin. To the front is a yard area, to the rear is a garden with decking and further garden. Don't miss out on this fantastic opportunity - contact Bell & Co Estates today to arrange your viewing!



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 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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Contact Details

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138 Wales Road
Kiveton Park
SHEFFIELD
S26 6RE

Energy rating

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Valid until

14 September 2031

Certificate number

9445-1005-7201-9889-0204

Property type

end-terrace house

Total floor area

89 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