



Le Chalet | 85 Manor Road | Wales | S26 5PR

Guide Price £425,000 to £450,000

Bell & Co Estates are delighted to present this substantial four bedroom detached family home, beautifully positioned within a generous plot in the highly sought-after village of Wales. Upon entering, you are welcomed into a spacious kitchen fitted with an extensive range of wall, drawer and base units together with ample worktop space. Leading from the kitchen is a useful utility room offering additional storage, alongside a convenient downstairs WC. The property boasts two impressive reception rooms. The beautiful sitting room is filled with character featuring exposed wooden beams and a stunning stone built fireplace with multi fuel log burning stove. To the rear is the substantial lounge and dining room, flooded with natural light from multiple windows and French doors opening onto the garden. To the first floor, the property continues to impress with four well proportioned bedrooms. Completing the first floor is the generously sized family bathroom featuring bath, separate shower cubicle, wash basin and WC. Externally, this property continues to impress. To the front is extensive off road parking for multiple vehicles leading, while mature gardens wrap around the property creating a private and established setting. The rear garden is mainly laid to lawn with a variety of shrubs, trees and planting, providing the perfect outdoor environment for families, entertaining or simply enjoying the peaceful surroundings. Offering spacious accommodation, charming character features and a highly desirable location, this exceptional family home must be viewed to fully appreciate everything it has to offer.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1499 sq.ft. (139.3 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

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

The Chalet
Manor Road
Wales
SHEFFIELD
S26 5PR

Energy rating

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Valid until
4 February 2027

Certificate number
8304-4824-2929-2407-7233

Property type Detached house

Total floor area 164 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