



**11 Stockwell Avenue | Kiveton Park | S26 5QR**

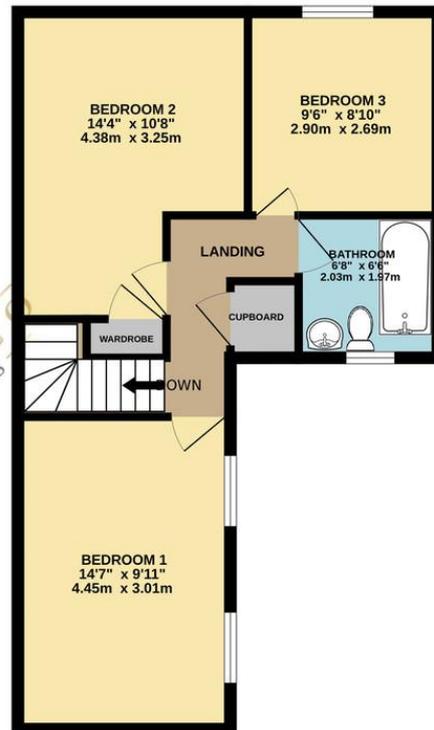
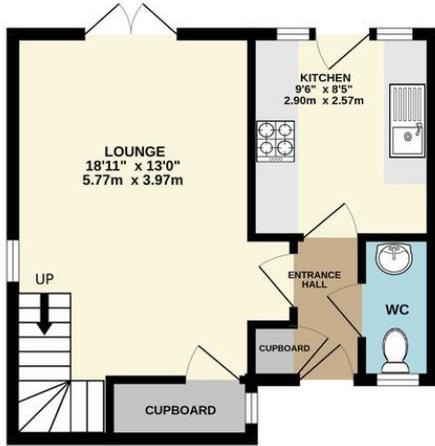
**Guide Price £180,000 to £190,000**

Bell & Co Estates are delighted to present this unique, three-bedroom town house located on this popular residential estate in Kiveton Park. This well presented home offers spacious and well-balanced accommodation, ideal for first-time buyers, families, or those seeking a modern and practical living space. Upon entering the property, you are greeted by a welcoming entrance hall with a handy ground floor WC and useful storage cupboard. The bright and airy lounge spans the full depth of the home, providing a generous space for relaxing and entertaining, with French doors opening out to the rear garden. The modern kitchen is fitted with a range of units and worktops, offering ample space for cooking and dining with access door to the rear. Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom offers generous dimensions, and bedrooms two and three provide comfortable doubles making them the perfect space for children or guests. The family bathroom is fitted with a three-piece suite. Additional storage space is available on the landing as well as under stairs within the lounge. Externally, the property benefits from an enclosed rear garden which is mainly laid to lawn and perfect for outdoor seating or family activities. There is off road parking to the rear as well as a garage, perfect for additional storage. Close to local amenities this home is in a great location, viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



## Contact Details

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11 Stockwell Avenue  
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SHEFFIELD  
S26 5QR

Energy rating

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Valid until  
**1 November 2035**

Certificate number  
**2813-6191-3714-1016-1112**

Property type

Mid-terrace house

Total floor area

79 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