



Wallingfield Court | Wales | Sheffield | S26 5RP

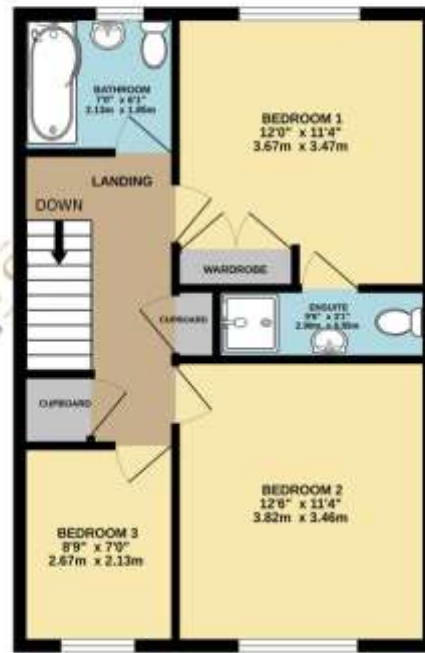
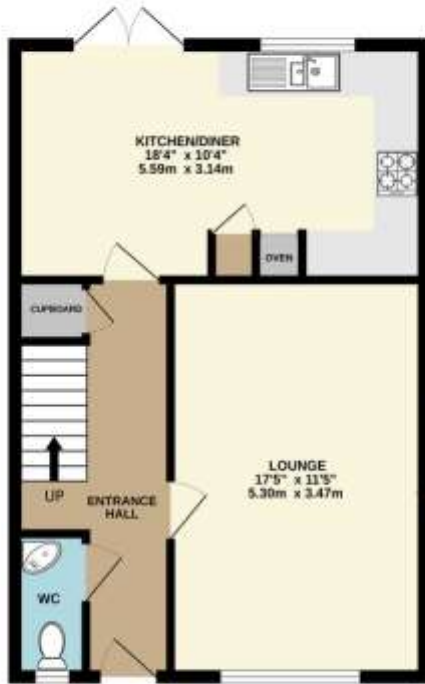
Guide Price £230,000 to £240,000

Bell & Co Estates are delighted to present this beautifully presented and deceptively spacious three-bedroom family home, perfectly positioned on the outskirts of Wales. Offering modern living throughout together with generous room sizes, this larger than average property is ideal for growing families or buyers looking for extra space in a peaceful yet convenient location. Upon entering, you are welcomed through a bright entrance hall leading into the spacious living room. Flooded with natural light from the large front facing window, this inviting space offers plenty of room for relaxing and entertaining, creating a warm and homely atmosphere throughout. To the rear of the property is the impressive kitchen diner, beautifully presented with a range of modern wall and base units, ample worktop space and room for family dining. Overlooking the rear garden and surrounding field views, this fantastic social space is perfect for both everyday living and hosting guests. The ground floor also benefits from a convenient downstairs WC. Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own modern ensuite shower room, while the remaining bedrooms offer flexible accommodation for children, guests or home working. Completing the first floor is the contemporary family bathroom fitted with bath, wash basin and WC. Externally, the home enjoys off road parking to the front and a beautifully maintained private rear garden. Designed with both relaxation and entertaining in mind, the garden features decking, patio seating areas, a grassed lawn and shed storage, all perfectly positioned to enjoy the open field views beyond.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Mobygo (2020)

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Energy rating

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Valid until
1 April 2036

Certificate number
5436-9824-9600-0052-0202

Property type: Mid-terrace 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 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