



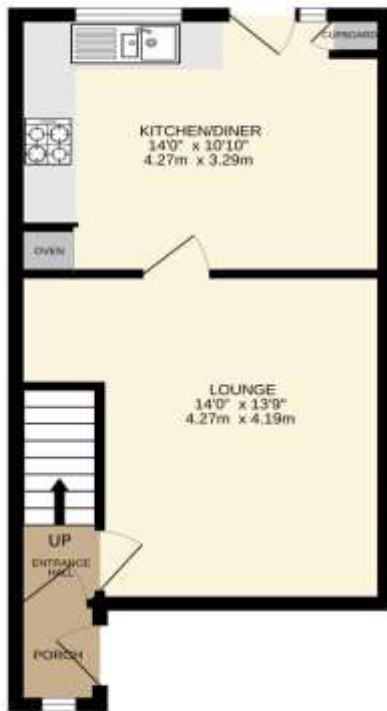
### 3 Chapel Way | Kiveton Park | Sheffield | S26 6QT

£210,000

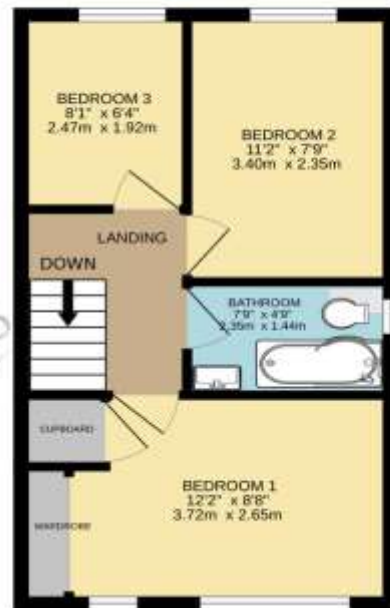
Bell & Co Estates present a fantastic opportunity to purchase this well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation ideal for first-time buyers, couples and families alike. Presented in move-in-ready condition, this lovely property is ready for its new owners to simply unpack and enjoy. The ground floor provides a welcoming entrance hall leading into a generous lounge, offering plenty of space for comfortable everyday living and relaxation. To the rear is a bright and practical kitchen/diner, providing an excellent space for both cooking and dining. The open feel of the room makes it a great area for family meals and entertaining, with a good range of wall and base units and space for the necessary appliances and direct access to the rear garden. To the first floor are three well-proportioned bedrooms, offering excellent flexibility for a family, guests or those requiring a home office. The principal bedroom measures approximately 12'2" x 8'8" and benefits from useful, fitted storage, whilst bedrooms two and three provide further comfortable accommodation. The first floor is completed by a modern family bathroom, fitted with a bath, wash hand basin and WC, together with useful additional storage. Outside, the property offers a large driveway providing plenty of off-road parking leading to wooden gates with access to the garden and detached garage. The enclosed rear garden provides an excellent space to enjoy during the warmer months with decking area to the back of the garden further enhancing the appeal of this lovely home. With its move-in-ready presentation, well-planned accommodation and three bedrooms, this is a home that offers an excellent opportunity for those looking to take their first step onto the property ladder or for a family wanting a comfortable home in Kiveton Park. Early viewing is highly recommended to appreciate the space and presentation this property has to offer.



GROUND FLOOR  
358 sq. ft. (33.2 sq.m.) approx.



1ST FLOOR  
344 sq. ft. (32.0 sq.m.) approx.



BELL & CO  
ESTATES

TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, opinions and applications shown have not been tested and no guarantee is given for their accuracy or efficiency. Bell & Co. Estates Ltd. 0114 276 1234

## Contact Details

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Energy rating

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Valid until

10 September 2029

Certificate number

8861-7621-6300-2659-2996

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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