



3 Wellington Avenue | North Anston | S25 4HE

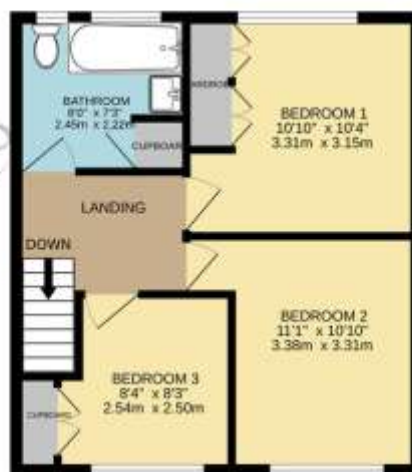
Guide Price £250,000 to £260,000

Bell & Co Estates are delighted to present to the market this well-proportioned three-bedroom detached home offered to the market with no onward chain and provides an excellent opportunity for a range of buyers, situated in North Anston. Upon entering the property, you are welcomed into the entrance porch which gives access to the spacious lounge, a bright and comfortable living space centred around a feature fireplace. To the rear of the property is a separate dining room, providing a great space to dine and entertain. The dining room flows seamlessly into the sitting room, providing a versatile additional reception space that could be used as a further dining area, sitting room or simply as a relaxing space. The kitchen is also positioned to the rear of the property, featuring a range of wall and base units, useful storage cupboards and space for the necessary appliances. The kitchen also provides access to the private rear garden. Completing this floor is a useful downstairs WC, and a practical study which offers an ideal home-working space or utility. To the first floor are three bedrooms. Bedroom one is a generous double room situated to the rear of the property, whilst bedroom two is another spacious and generous double situated to the front of the property. The third bedroom is a smaller single room, making it well suited to a child's bedroom, home office or dressing room. A landing provides access to all three bedrooms. Completing the first floor is a family bathroom, fitted with a bath, wash hand basin and WC. Externally, the property benefits from gardens to both the front and rear. The large rear garden provides a pleasant private outdoor space, predominantly laid to lawn with established greenery and a paved pathway. A detached garage is situated to the rear and is accessed via a driveway, providing valuable off-road parking and additional storage. Positioned close to local amenities, schools, transport links, and countryside walks, this home offers a fantastic balance of village living whilst remaining well connected. Early viewing is highly recommended to fully appreciate the accommodation on offer. Contact Bell & Co Estates Now!



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

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

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