



## 15 Brook Croft | North Anston | Sheffield | S25 4FJ

Guide Price Of £160,000 to £170,000

Bell & Co Estates are delighted to present this charming two bedroom semi detached home, situated within the highly sought-after area of North Anston and offered to the market with no onward chain. Upon entering the property, you are welcomed through an entrance hall leading into a bright and cosy lounge. Filled with natural light from the front facing window, this inviting living space offers plenty of room for relaxing and entertaining. To the rear of the property is the spacious kitchen diner, fitted with a range of wall and base units together with ample worktop space and room for dining. Offering a practical and sociable layout, this space is ideal for everyday family life, with access leading directly through to the rear porch and garden beyond. Upstairs, the property hosts two well proportioned bedrooms, both offering comfortable accommodation and space for additional furnishings. Completing the first floor is the family bathroom fitted with shower over bath, wash basin and WC. Externally, the property continues to impress with a front garden and substantial driveway providing ample off road parking leading to the garage. To the rear is a generous enclosed garden featuring a patio seating area and lawn, creating the perfect outdoor space for relaxing, entertaining or enjoying family time during the warmer months. Offering excellent potential, spacious outdoor space and a fantastic location, this wonderful home is ready for its next owners to make it their own. Call Bell & Co Estates Now to Arrange your viewing!



GROUND FLOOR  
480 sq. ft. (44.6 sq. m.) approx.

1ST FLOOR  
297 sq. ft. (27.6 sq. m.) approx.



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto: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 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