BELL & CO ESTATES









171 Wales Road | Kiveton Park | S26 5RB

Guide Price £180,000 to £190,000

Bell & Co Estates are delighted to present to the market this three-bedroom semi-detached home which offers generously proportioned accommodation across two floors. Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and useful built-in storage. The ground floor offers a spacious lounge, providing a comfortable setting for relaxation and family living with access to the private rear garden via french doors. Following through is this separate sitting/dining room which offers additional versatility for entertaining, family meals or use as a second reception space. The large kitchen is generously proportioned, with fitted cooking facilities, worktop space and cupboard space, together with an adjoining store. To the first floor, the landing provides access to three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office. The property is completed by a shower room fitted with a shower enclosure, wash basin and WC, while useful built-in cupboards provide additional storage. Externally, the property benefits from a traditional red-brick exterior and a substantial driveway to the front. A lawned frontage adds a touch of greenery, complemented by the property's established residential setting. One of the standout features of this home is the exceptionally generous rear garden. Offering a fantastic amount of outdoor space, the garden features a large central lawn, extensive paved and gravelled areas, a greenhouse and useful garden sheds. The combination of lawn and seating areas provides plenty of scope for outdoor dining, entertaining and family activities, while the greenhouse and additional space will appeal to keen gardeners. Kiveton is a sought-after village location offering a range of local shops, amenities and schooling, along with strong transport connections, making it ideal for commuters. The property enjoys a convenient position within easy reach of everyday essentials while maintaining a pleasant residential setting. Early viewing is highly recommended to fully appreciate the accommodation, parking and exceptional garden space this property has to offer.









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 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