



27 Narrow Lane | North Anston | Sheffield | S25 4BJ

£165,000

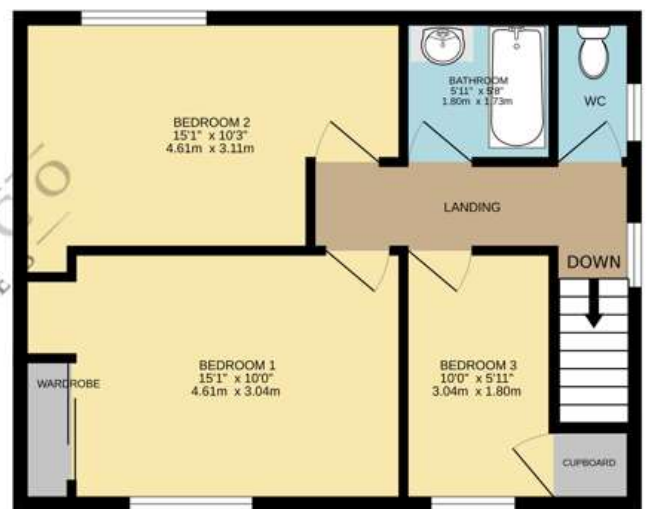
Bell & Co Estates are delighted to present this beautifully presented Three Bedroom Semi-Detached home, situated in the ever-popular village of North Anston. Offering spacious accommodation throughout, a delightful mature rear garden and a secure iron-gated driveway, this wonderful home is perfectly suited to first-time buyers, growing families or those looking to downsize without compromising on space. Stepping inside, the welcoming entrance hall leads through to a superb 19ft lounge/diner, a bright and spacious reception room centred around a feature fireplace, providing plenty of room for both relaxing and entertaining. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The well-appointed kitchen offers ample worktop and cupboard space, making it ideal for everyday family life, whilst a separate utility room provides additional storage and laundry facilities, keeping the main kitchen clutter-free. A useful store room further enhances the practicality of the home. To the first floor are three well-proportioned bedrooms, with two generous doubles and a comfortable single bedroom, perfect as a child's bedroom, nursery or home office. The family bathroom is complemented by a separate WC, providing added convenience for busy households. Externally, the property enjoys a beautifully maintained mature rear garden, offering a peaceful and private setting with established planting, lawned areas and plenty of space for children to play or for outdoor entertaining during the warmer months. To the front, decorative iron gates open onto a private driveway, providing secure off-road parking.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



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27, Narrow Lane North Anston SHEFFIELD S25 4BJ		Energy rating D	
Valid until 29 October 2027		Certificate number 0157-2840-7912-9023-2791	

Property type	Semi-detached house
Total floor area	85 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 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