



187 Wales Road | Kiveton Park | S26 5RB

Guide Price £350,000 to £375,000

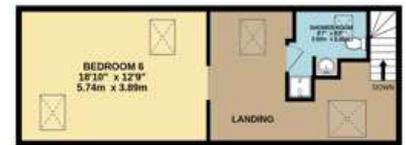
Bell & Co Estates are delighted to present this five bedroom semi detached home situated in Kiveton and offered to the market with no chain. A welcoming entrance hall, offering access to the principal reception rooms. The spacious lounge with separate dining room creates the perfect setting for formal entertaining and family gatherings. The heart of the home is the generous kitchen/diner, thoughtfully designed with ample worktop and storage space alongside room for family dining. A separate utility room adds practicality, keeping laundry and additional appliances tucked away, and there is also a convenient ground floor WC. Further enhancing the versatility of the ground floor is the integral garage and extensive workshop/store areas. The first floor offers four well-proportioned bedrooms, all tastefully decorated in keeping with the recent refurbishment. The principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat. Another bedroom comprises of en-suite. The remaining bedrooms are served by a contemporary family bathroom fitted with modern fixtures and finishes. To the top floor is an impressive fifth bedroom suite, offering excellent privacy and flexibility. With its own adjacent shower room and landing area. To the rear, the property enjoys a low-maintenance garden designed with ease of upkeep and entertaining in mind. The space provides a private setting for outdoor dining and relaxation. To the front of the property provides off road parking along with access into the garage. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
1475 sq.ft. (137.1 sq.m.) approx.

1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.

2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 2777 sq.ft. (258.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details

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187 WALES ROAD
KIVETON PARK
ROTHERHAM
S26 5RB

Energy rating

D

Valid until

9 December 2030

Certificate number

0816-1905-7202-9780-0204

Property type

Semi-detached house

Total floor area

164 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 and 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