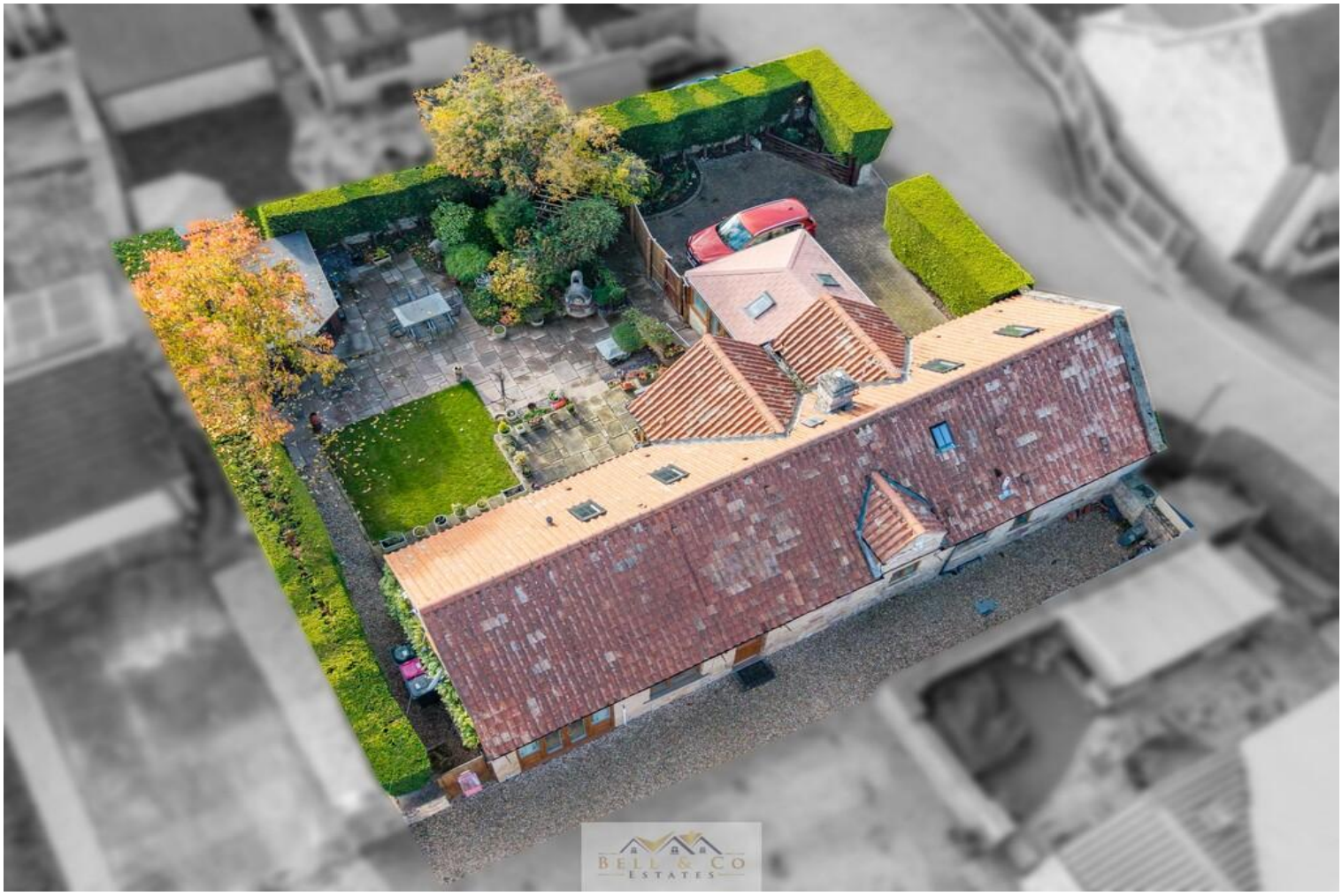
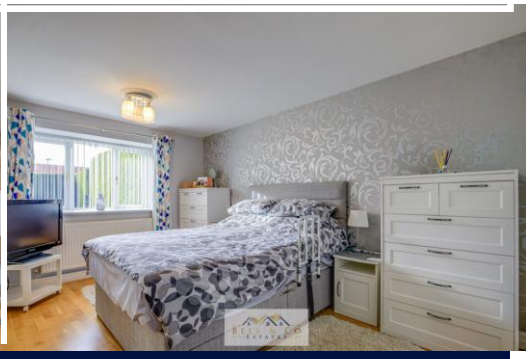
BELL & CO ESTATES





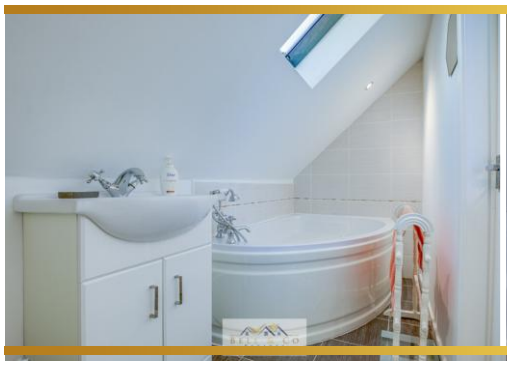




79a Main Street | North Anston | Sheffield | S25 4BE

£425,000

Bell & Co Estates are delighted to present this spacious and versatile three/ four-bedroom home, situated in the popular area of North Anston. Upon entering the property, the hallway provides access to the ground-floor accommodation, beginning with the spacious lounge, with feature wall and electric fire with surround. Leading from the lounge is a separate dining room, with access through to the garden room, which creates an additional reception space overlooking the garden. The ground floor also benefits from a well-proportioned kitchen. A separate utility room provides additional practicality, along with plenty of cupboard space. There is also a further room, offering excellent versatility as a second reception room, bedroom, study. Completing the ground floor is the generously sized master bedroom, complete with fitted wardrobes. A separate shower room is conveniently positioned nearby, making the downstairs bedroom arrangement particularly appealing. Moving upstairs, the landing leads to two further well-proportioned bedrooms, providing comfortable accommodation for family members or guests. Bedroom three benefits from a walk-in wardrobe. A family bathroom with wash basin and WC completes the first-floor layout. Externally, the property continues to impress with its private and enclosed setting. There is plenty of parking available, while the private garden provides an excellent space to enjoy the outdoors. Featuring patio areas, the outside space is a real highlight of the home. Call Bell & Co Estates now to arrange your viewing!

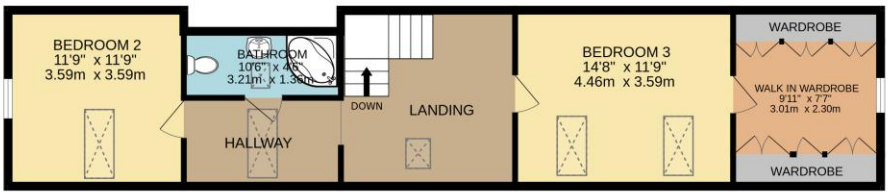




GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



Contact Details

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79a, Main Street
North Anston
SHEFFIELD
S25 4BE

Energy rating
C

Valid until	Certificate number
5 March 2030	**0843-2836-6579-2500-3655**

Property type	Detached house
Total floor area	182 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