



9 Manvers Close | North Anston | S25 4FH

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 well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, growing families or those looking to downsize, offered to the market with no onward chain. The property briefly comprises an entrance porch leading into a spacious lounge providing an excellent space for relaxation, along with a separate dining room, perfect for evening meals with access to the private rear garden. To the rear of the property is the kitchen fitted with integrated appliances, ample worktop and cupboard space with further access to the rear garden. To the first floor are three generous bedrooms, including two double bedrooms both with fitted wardrobes and a further single bedroom also with fitted wardrobes, together with a family bathroom and landing. Externally, the property enjoys an attractive front aspect, while to the rear is an enclosed large garden offering a combination of paved patio and lawned areas, providing an excellent space for outdoor dining, entertaining and family enjoyment. Conveniently, located in North Anston, the property is well positioned for local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer. Contact Bell & Co Estates today to arrange your viewing!



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 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 guidance purposes only and should be used as such for the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency when the plan is made.
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