



6 Wellington Avenue | North Anston | Sheffield | S25 4HE Guide Price £220,000 to £230,000

Bell & Co Estates are delighted to present this well-proportioned three-bedroom semi-detached home, situated within the ever-popular residential area of North Anston, offering an ideal purchase for first-time buyers, growing families, or investors alike. Upon entering the property, you are welcomed into the entrance hallway which gives access to the spacious lounge, a bright and comfortable living space centred around a feature fireplace. To the rear of the property is a generous kitchen/diner, offering ample wall and base units with plenty of space for dining and entertaining. The kitchen flows seamlessly into the conservatory, creating an additional reception space overlooking the rear garden and providing the perfect spot to relax throughout the year. To the first floor, the property boasts three bedrooms, including two well-proportioned doubles and a further single bedroom which would also make an ideal nursery, dressing room, or home office. A family bathroom completes the accommodation. Externally, the property benefits from a paved driveway providing ample off-road parking leading to the garage, the rear garden provides a great outdoor space for families and entertaining, mainly laid to lawn with patio area and lovely plants and shrubs to create a tranquil space. Positioned close to local amenities, schools, transport links, and countryside walks, this home offers a fantastic balance of village living whilst remaining well connected. Early viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



Contact Details

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6 Wellington Avenue
North Anston
SHEFFIELD
S25 4HE

Energy rating

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Valid until
12 May 2036

Certificate number
0340-2927-1650-2496-6205

Property type Semi-detached house

Total floor area 74 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