



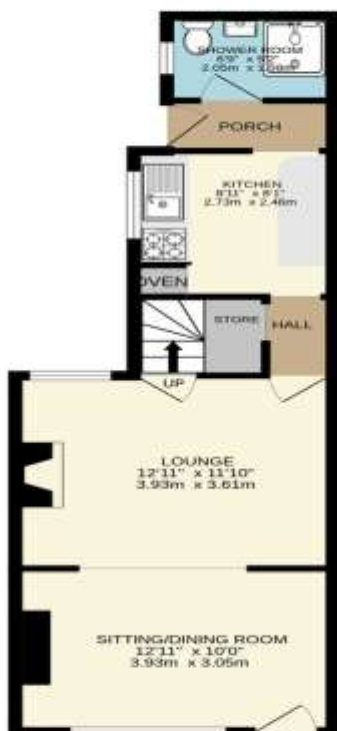
79 East Terrace | Wales Bar | Sheffield | S26 5LX Guide Price £100,000 to £110,000

Bell & Co Estates are delighted to present to the market this well-presented three-bedroom mid-terraced property offering spacious and versatile accommodation arranged over two floors. Offered to the market with no onward chain. Upon entering, the property opens into the spacious living/dining area. Further through you are welcomed into the lounge, a generous reception room. This spacious room offers a comfortable and inviting space with plenty of room for sofas and additional furniture. To the rear is a fitted kitchen, with space for a range of appliances and useful storage along with ample worktop and cupboard space. Beyond the kitchen is a porch, which leads to a separate shower room. To the first floor, there are three well-proportioned bedrooms providing excellent flexibility for family living. Bedroom one is a generous double room situated to the front of the property, whilst bedroom two is another spacious and generous double. The third bedroom is a smaller single room, making it well suited to a child's bedroom, home office or dressing room. Externally, the property benefits from an enclosed front garden, with a pathway leading to the entrance. To the rear, the garden provides useful outdoor space and scope for landscaping to suit individual requirements. Situated in a convenient position within Wales Bar, the property is close to a range of local shops, schools, and transport links, making it an excellent choice for families and commuters alike. Call Bell & Co Estates now!



GROUND FLOOR
437 sq ft. (40.6 sq m.) approx.

1ST FLOOR
385 sq ft. (35.5 sq m.) approx.



TOTAL FLOOR AREA: 820 sq ft. (76.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a professional surveyor have not been used and all measurements are to the best of our knowledge and belief only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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