



## 8 West Street | South Anston | Sheffield | S25 5EE

£320,000

Bell & Co Estates are delighted to present this spacious three-bedroom semi-detached home, ideally situated in the sought-after area of South Anston and offered to the market with no onward chain. Upon entering, you are welcomed into a bright entrance hall providing access to the main living areas. The spacious lounge/diner offers an excellent family space with plenty of room for a range of furnishings, dining furniture, and entertaining guests. The room is filled with natural light and provides a comfortable setting for everyday living along with wooden beams adding that bit more character to this home. To the rear of the property is a bright garden room, creating a versatile additional space. The modern fitted kitchen provides a range of wall and base units, work surfaces, and space for appliances, while a useful downstairs WC adds further practicality. The first floor offers three well-proportioned bedrooms, all of which are generous double bedrooms. The modern shower room completes the first-floor accommodation. Externally, the property benefits from a beautifully landscaped, low-maintenance garden designed for easy upkeep and outdoor enjoyment. The rear garden features artificial grass together with Indian stone patio area, creating the perfect space for relaxing, entertaining, or enjoying warmer months with family and friends. A garage provides excellent additional storage or parking, while the front of the property offers a garden area and off-road parking, adding further practicality. Early viewing is highly recommended, call Bell & Co Estates today.



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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8 West Street  
South Anston  
SHEFFIELD  
S25 5EE

Energy rating

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Valid until  
11 June 2036

Certificate number  
2012-0111-4813-5310-8930

Property type Semi-detached house

Total floor area 107 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 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