



2 Forge Road | Wales | Sheffield | S26 5RS

Guide Price £350,000 to £375,000

Bell & Co Estates are honoured to present this spacious three-bedroom detached bungalow, ideally located in the heart of Wales, Kiveton and offered to the market with no onward chain. Spacious Entrance Hallway – Complete with WC, ample storage cupboards, and an internal door providing direct access to the garage. Three Generous Bedrooms – All benefiting from fitted wardrobes and drawers, filled with natural light from the property's front aspect. Modern family bathroom – Well-appointed with shower over bath, wash basin, bidet, and WC. Rear-facing kitchen, with extensive worktop and cupboard space, a charming bay window flooding the room with light, and a rear access door leading to the garden. Rear-Facing Lounge with fire and brick surround, offering ample space for entertaining. Additional Reception Room with French doors opening directly onto the rear garden – perfect as a dining room, snug, or family room. To the front beautifully landscaped with a large gated driveway. Accessible garage from the entrance hallway, with doors at both ends for versatile use including a large open area above in the loft space, currently habitable, with two rooms and electric already in place. The garage also has a pit providing easy, standing-height access for underneath a vehicle - this could be for business use which is a great addition. To the rear of the property is a landscaped and well-maintained garden, featuring a lawn, shrubs, borders, and a storage shed.



GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



Contact Details

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2 Forge Road Wales SHEFFIELD S26 5RS		Energy rating D
Valid until 5 September 2035	Certificate number 2411-1230-7511-5718-2101	

Property type	Detached bungalow
Total floor area	116 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