



**92 Station Road | Kiveton Park | Sheffield | S26 6QQ**

**£140,000**

Bell & Co Estates are delighted to present this beautifully modernised two-bedroom mid-terraced home, ideally located in the heart of Kiveton Park. Stylish, well-maintained and ready to move straight into, this property is perfect for first-time buyers, downsizers or investors alike. Upon entering, you are welcomed into a cosy yet bright front-facing lounge, offering the perfect space to relax and unwind. This leads seamlessly into a separate dining room, creating a wonderful open-plan feel while still retaining clearly defined living spaces. The layout is ideal for both everyday living and entertaining, providing a sociable flow throughout the ground floor. To the rear, the modern fitted kitchen offers ample worktop space and storage, finished in a contemporary style and perfectly positioned to overlook the garden. A rear door provides direct access outside, enhancing the practicality of the space. Upstairs, the property continues to impress with two generously sized double bedrooms, both offering comfortable and versatile accommodation. A dedicated laundry room is a fantastic and rare addition for a home of this type, providing excellent convenience and additional storage options. Completing the first floor is a modern family bathroom, fitted with a shower over bath, wash basin and WC, finished to a clean and contemporary standard. Externally, the property benefits from a gated frontage, creating a private and enclosed entrance. To the rear, steps lead down to a fully enclosed garden featuring a patio seating area, decorative borders and useful under-house storage. Double gates at the rear open onto a pathway where off-road parking is available, adding further convenience. Situated close to local amenities, reputable schools and excellent transport links, this home offers both comfort and convenience in a prime location. Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.



TOTAL FLOOR AREA: 781 sq. ft. (72.5 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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92 Station Road  
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Energy rating

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Valid until  
**21 May 2034**

Certificate number  
**2790-3038-8205-8864-2200**

**Property type** Mid-terrace 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 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