



## Bishops Walk, Kiveton Park, Sheffield, S26

A fantastic opportunity to purchase this spacious two bedroom mid terrace property tucked away on a quiet cul-de-sac. Offering downstairs WC, allocated parking and good sized enclosed rear garden. The property is well positioned for local amenities and road links to the M1 Motorway, Rotherham and Sheffield. Ideal for first time buyers or investor!

## Asking Price Of £120,000

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- SPACIOUS THROUGHOUT
- DOWNSTAIRS WC
- ALLOCATED PARKING





## Property Description

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### HALLWAY

Enter into useful porch with neutral decor, tiled flooring and ceiling light. Opening to kitchen and doors to storage, WC and lounge.

### KITCHEN

6' 8" x 9' 7" (2.05m x 2.93m)

Fitted with ample wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Space for full height fridge/freezer and under counter space for washing machine. Ceiling light, window to the front and tiled flooring.





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### DOWNSTAIRS WC

5' 8" x 3' 1" (1.73m x 0.95m)

With low flush WC and pedestals sink. Ceiling light, radiator and tiled flooring.

### LOUNGE

12' 9" x 15' 1" (3.90m x 4.60m)

A bright and spacious lounge with neutral decor and laminate flooring. Ceiling light, radiator and TV point. Patio doors to garden, under stairs space and stair rise to first floor landing.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to part boarded loft. Doors to two bedrooms and bathroom.

### BEDROOM 1

12' 10" x 8' 2" (3.93m x 2.49m)

A good sized double bedroom with feature wallpapered walls and laminate flooring. Ceiling light, radiator, TV point and two windows to the front.

### BEDROOM 2

12' 9" x 8' 2" (3.91m x 2.50m)

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear. Door to storage cupboard.



### BATHROOM

6' 5" x 6' 5" (1.97m x 1.97m)

Comprising of bath with plumbed in shower, vanity unit with wash basin and low flush WC. Ceiling light, radiator, part tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is space for one car and outhouse storage. To the rear of the property is a good sized well maintained decking and lawn area. Fencing to the boundaries and gate to kennel to car park with one allocated space and visitor parking.

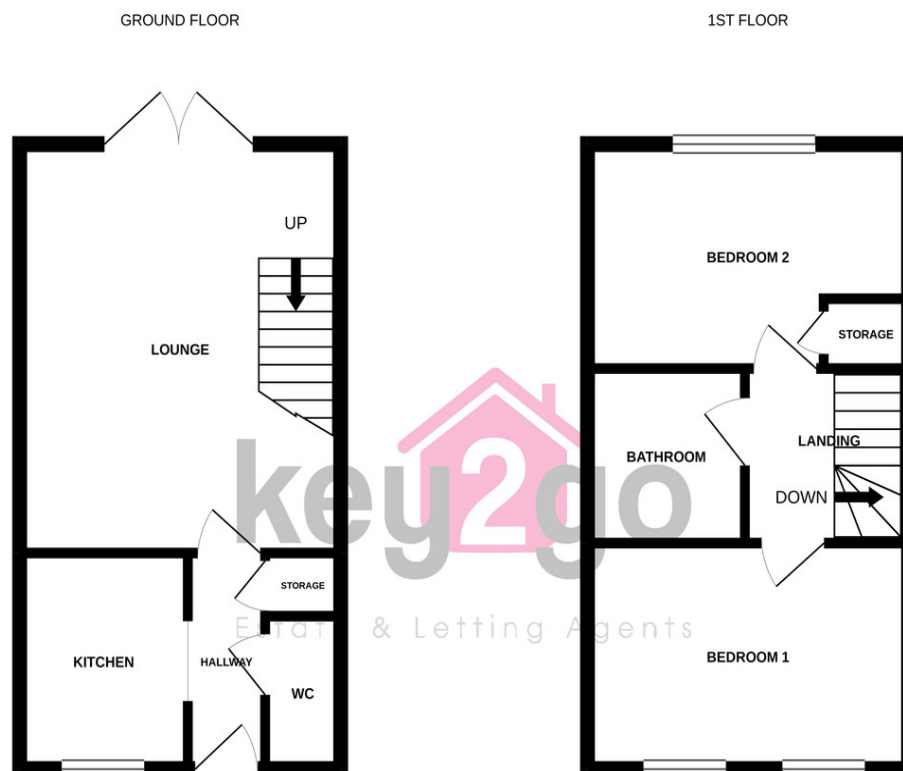


### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



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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

### Tenure

Leasehold

### Council Tax Band

B

### Viewing Arrangements

Strictly by appointment

### Contact Details

38a High Street  
Mosborough  
Sheffield  
South Yorkshire  
S20 5AE

[www.key2go.co.uk](http://www.key2go.co.uk)  
[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)  
0114 2478819

## EPC TO BE CONFIRMED

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

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