



## 16A Manor Road | Wales | Sheffield | S26 5PD

Guide Price £525,000 to £550,000

Bell & Co Estates are delighted to present to the market this lovely, Four Bedroom, Detached home in the sought-after village of Wales. Having recently been extended to create a beautiful open plan living space this home is simply stunning! In brief the property comprises of; large Entrance Hallway giving access to the Double Garage, Office with slate tiled feature wall, double doored storage cupboard, under stair store cupboard and Lounge with log Burner. Step up into the open plan, newly fitted kitchen space packed full of integrated appliances including Dishwasher, Bin, Fridge Freezer, Induction Hob and Microwave. The Island takes centre stage with seating and views over the garden. An additional room currently houses the Pool Table and Piano. To the upstairs are Four Double Bedrooms, Master with a newly fitted En-Suite Shower Room and a stunning Modern Family Bathroom with luxury vinyl flooring. To the front of the property electric gates give access to the driveway providing off road parking in front of the Double Garage. To the rear is a beautiful, large, enclosed Garden with Garden Room and Indian Stone Patio. Close to Schools, local amenities and transport links this home is in a prime location. Viewing is highly recommended to fully appreciate what this home has to offer.

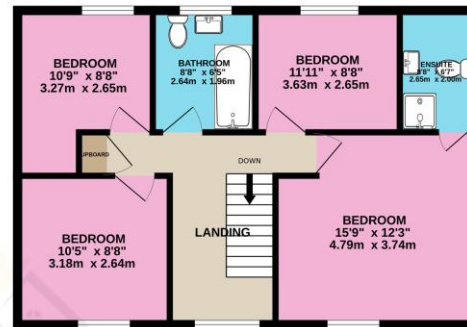
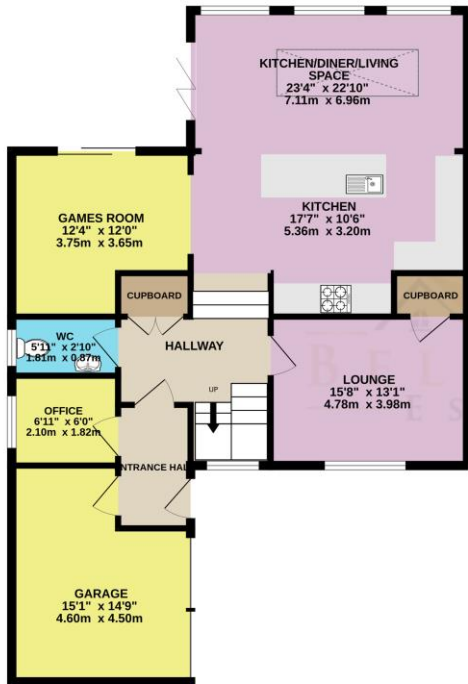
- Modern Family Home
- Stunning Kitchen
- Open Plan Living
- Lounge with Log Burner
- Office
- Master with En-Suite
- Four Double Bedrooms
- Modern Family Bathroom
- Garden Room
- Double Garage
- Off Road Parking





GROUND FLOOR  
890 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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16a, Manor Road  
Wales  
SHEFFIELD  
S26 5PD

Energy rating

**D**

Valid until  
**8 October 2029**

Certificate number  
**8641-6520-4579-1651-7902**

**Property type**

Detached house

**Total floor area**

155 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