



222 Wales Road | Kiveton Park | Sheffield | S26 5RE Guide Price £170,000 to £180,000

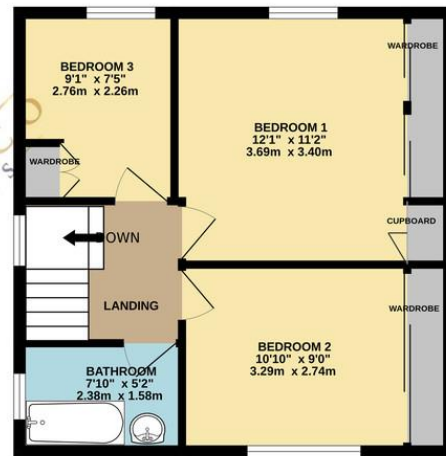
Bell & Co Estates are delighted to present this spacious, THREE BEDROOM SEMI-DETACHED home in Kiveton Park selling with no vendor chain! In brief the property comprises of Entrance Hallway, front facing Lounge with feature fireplace, separate Dining Room with open plan Kitchen and Utility Room with downstairs WC. Upstairs are two large Double Bedrooms, both with fitted wardrobes and a further good-sized single Bedroom with fitted units. Family Bathroom complete with shower over bath, wash basin and WC. To the front of the property is a GATED DRIVEWAY providing off road parking and grassed area, to the side is a gate allowing access to a LARGE, well maintained, private garden with patio area. Close to local amenities, schools and transport links this home is in a prime location. Viewing is highly recommended to fully appreciate what this home has to offer.

- No vendor chain
- Three Bedroom Semi Detached
- Front Facing Lounge
- Rear Kitchen with Dining Area
- Utility Room
- Downstairs WC
- Large Garden



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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222, Wales Road
Kiveton Park
SHEFFIELD
S26 5RE

Energy rating

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Valid until
8 January 2025

Certificate number
0738-8076-7219-3215-2984

Property type Semi-detached house

Total floor area 96 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