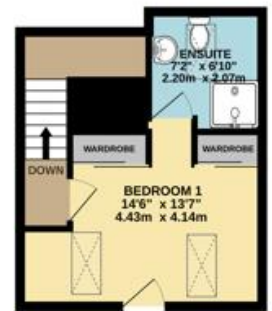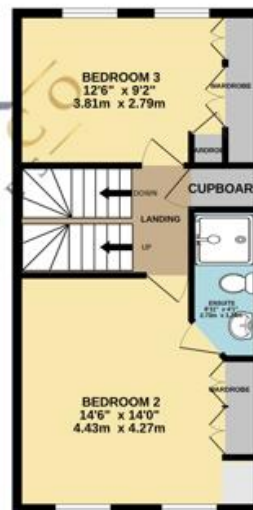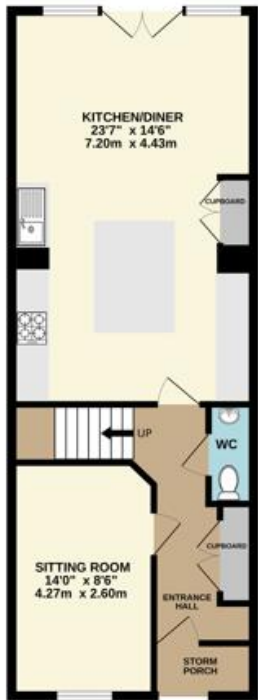## 55 Stockwell Avenue | Kiveton Park | S26 5QR

Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present this spacious, Four Bedroom Mid-Town House tucked away in a cul-de-sac position on this popular estate in Kiveton Park. In brief the property comprises of; spacious Entrance Hallway providing access to the snug, store cupboard for all your coats and shoes, downstairs WC and a fantastic open kitchen/diner with island and integrated appliances, log burner occupies the corner of the dining space, complete with patio doors that connect the indoor and outdoor spaces. To the first floor is a cosy formal Lounge with Media Wall and electric fire, Bedroom four which is currently used as an office and the main Bathroom complete with Bath, WC, sink unit and separate Shower. To the second floor is the principal Bedroom complete with an En-Suite shower room and fitted wardrobes, and rear facing third Double Bedroom. To the third floor is the main guest Bedroom with En-Suite, through the walk-in-wardrobe. To the rear is a low maintenance Garden with off road parking to the front. Viewing is highly recommended to fully appreciate what this home has to offer.

- Spacious Family Home
- Large open plan Kitchen
- Snug
- Formal Lounge
- Two Bedrooms with Ensuite
- Modern throughout
- Good Size Garden
- Off Road Parking
- A must see!

KITCHEN/DINER
23'7" x 14'6"
7.20m x 4.43m

CUPBOARD

UP

WC

SITTING ROOM
14'0" x 8'6"
4.27m x 2.60m

CUPBOARD

ENTRANCE HALL

STORM PORCH

BEDROOM 4
10'6" x 9'2"
3.19m x 2.79m

BATHROOM
15'9" x 7'5"
4.80m x 2.25m

DOWN

LANDING

UP

LOUNGE
14'6" x 14'0"
4.43m x 4.27m

BEDROOM 3
12'6" x 9'2"
3.81m x 2.79m

WARDROBE

CUPBOARD

LANDRY

DOWN

LANDING

UP

ENSUITE
6'11" x 4'1"
2.10m x 1.4m

BEDROOM 2
14'6" x 14'0"
4.43m x 4.27m

WARDROBE

ENSUITE
7'2" x 6'10"
2.20m x 2.07m

WARDROBE

WARDROBE

DOWN

BEDROOM 1
14'6" x 13'7"
4.43m x 4.14m

Contact Details

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Sheffield
South Yorkshire
S26 6RA

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03333 580590

55, Stockwell Avenue
Kiveton Park
SHEFFIELD
S26 5QR

Energy rating

C

Valid until	Certificate number
2 July 2029	**0878-1013-6203-4691-3960**

Property type — Mid-terrace house

Total floor area — 159 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 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