

24 Berry Drive | Kiveton Park | Sheffield | S26 6SR Guide Price £230,000 to £240,000

Bell & Co Estates are honoured to present this Modern, THREE BEDROOM Semi Detached Home, set over three floors on the outskirts of Todwick. This is a perfect First Time Buyers or Family Home, with nothing to do this would make a great home! In brief the property compromises of Entrance Hallway, downstairs WC with wash basin, spacious understairs storage space which could be utilised as an Office or cupboard, newly fitted modern Kitchen with integrated appliances and Dining Area with patio doors opening on to the rear garden. To the first floor is a rear facing Lounge with Juliet Balcony with stunning views, a modern Family Bathroom with bath, wash basin and WC and a good-sized Bedroom. To the second floor are TWO LARGE spacious Bedrooms, the Master Bedroom complete with En-Suite Shower Room with wash basin and WC. To the front of the property the Driveway provides off road parking leading to the Garage. Access to the garden is to the side which opens to the patio area and tiered garden, a great space for entertaining or spending time with family.

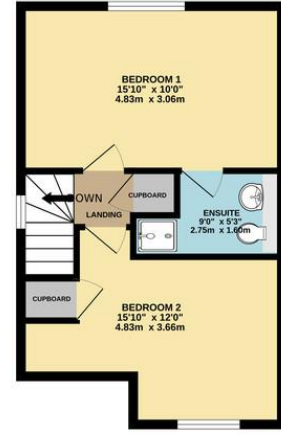
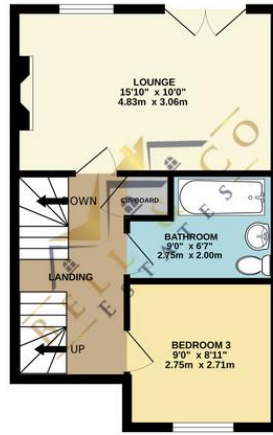
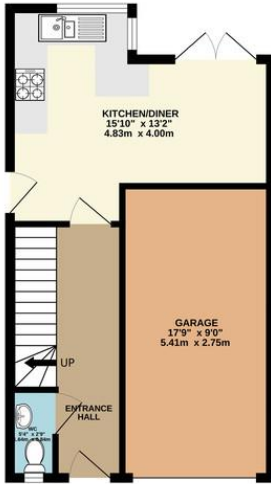
- Three Bedroom Semi Detached
- Beautifully Presented
- Spacious Throughout
- Newly Fitted Modern Kitchen
- Lounge with Juliet balcony
- Master with Ensuite
- Off Road Parking



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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Contact Details

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Energy performance certificate (EPC)

24 Berry Drive Kiveton Park SHEFFIELD S26 6SR	Energy rating	Valid until:	18 May 2034
	C	Certificate number:	9336-3038-0205-5334-1204

Property type: Semi-detached house

Total floor area: 126 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