

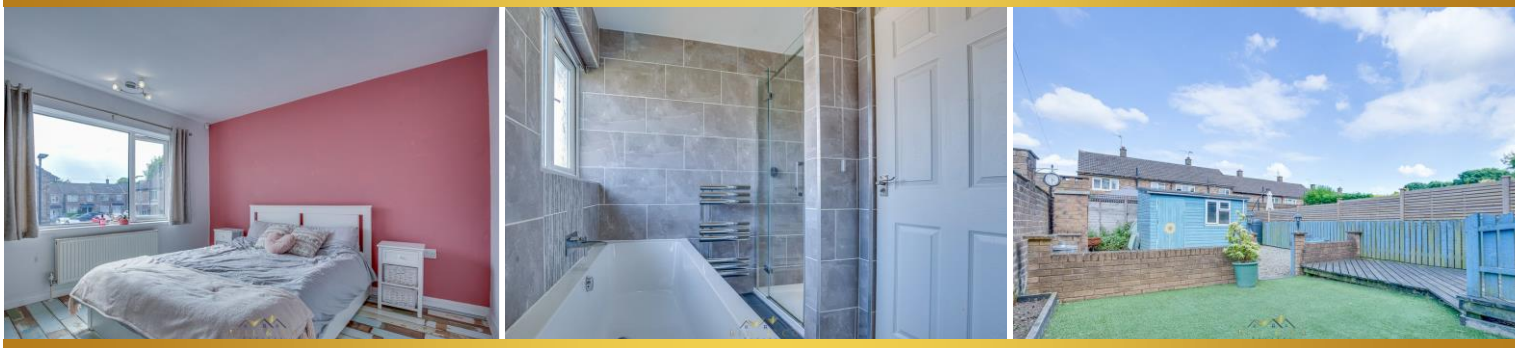


22 Orpen Way | Sheffield | S14 1BN

Guide Price £170,000 to £180,000

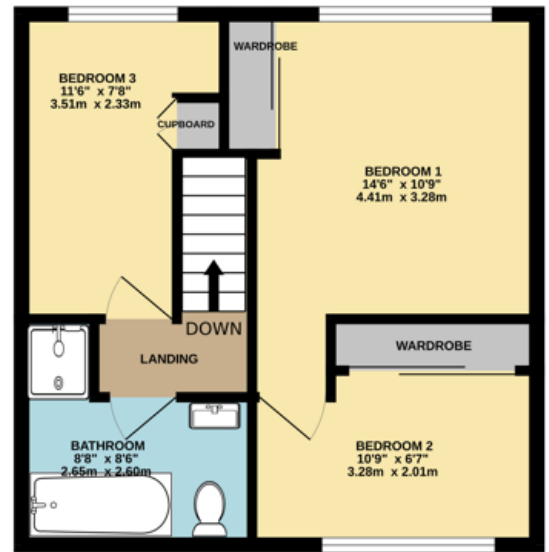
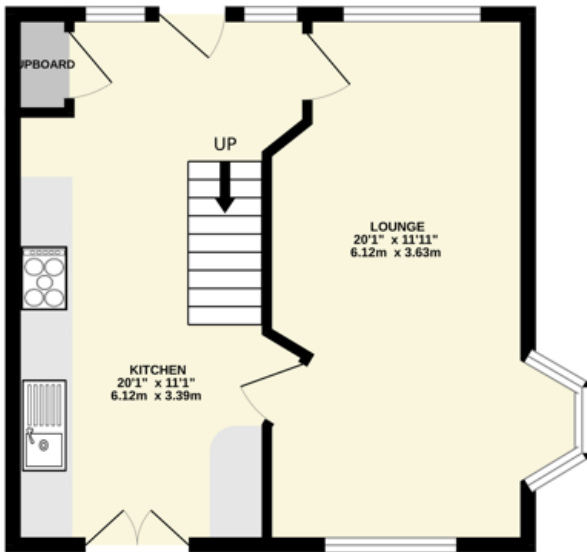
Bell & Co Estates are delighted to present this Three Bedroom End Terrace home in this popular location close to local amenities. In brief the property comprises of Entrance Hallway allowing access to the Kitchen with plenty of wall and cupboard space and rear door opening onto the garden. Lounge/Diner with dual aspect windows beaming with natural light. The whole of the downstairs space creates a real open plan feel which is the perfect space for entertaining or spending time with loved ones. To the upstairs you will find a modern Bathroom with separate Shower, Bath, sink unit and WC as well as three generously sized Bedrooms. To the front you will find a paved driveway providing off road parking for multiple vehicles which allows gated access to the garden. To the rear you will find an enclosed garden with summerhouse, decking and artificial grass, the perfect low maintenance garden! 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.

- End Terraced Home
- Three good size bedrooms
- Two Reception Rooms
- Modern Bathroom
- Corner Plot Position
- Off Road Parking
- Enclosed Rear Garden
- Close to local amenities
- A must see!



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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Energy rating

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Valid until
2 March 2029

Certificate number
8831-7127-6230-1387-0906

Property type Semi-detached house

Total floor area 74 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