



### 3 Church Close | Kiveton Park | Sheffield | S26 5LP

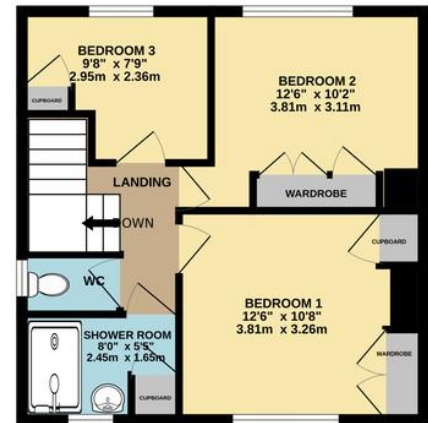
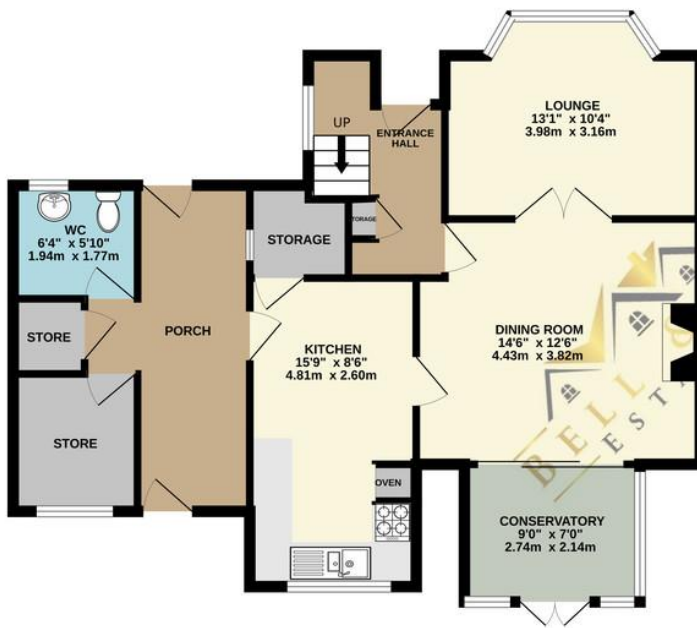
Guide Price £160,000 to £170,000

Bell & Co Estates are delighted to present this three-bedroom semi-detached home in the heart of Kiveton Park, offered with no onward chain. The property welcomes you with a bright entrance hallway, leading to a front-facing dining room. Adjacent is the spacious lounge, offering a comfortable living area with access to the conservatory, which provides additional living space. The kitchen offers ample storage with plenty of cupboard and worktop space, with a side door leading to the porch. The porch connects to two outhouses, ideal for storage, and a downstairs WC for added convenience. Upstairs, there are three bedrooms: two double bedrooms with fitted wardrobes, a third bedroom with fitted cupboard space, ideal for a home office, nursery, or guest room. This floor is completed by a walk-in wet room with a separate WC, providing functionality and potential for a modern upgrade. The front garden is mainly laid to lawn and features a gated driveway. Side access through the porch connects to the rear garden, which includes a patio area, lawn, and a shed—offering plenty of outdoor space for relaxation or gardening. Situated in the heart of Kiveton, this home is conveniently located close to local amenities, schools, and excellent transport links, making it an ideal choice for families and professionals alike. Don't miss this exciting renovation project! Call Bell & Co Estates today to arrange your viewing and explore the potential of this property.



GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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.  
Made with Metropix ©2025

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

3 Church Close  
Kiveton Park  
SHEFFIELD  
S26 5LP

Energy rating

E

Valid until

7 February 2034

Certificate number

3400-3610-0822-2327-3943

Property type

Semi-detached house

Total floor area

102 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