



2 Myrtle Grove | Kiveton Park | Sheffield | S26 5PJ

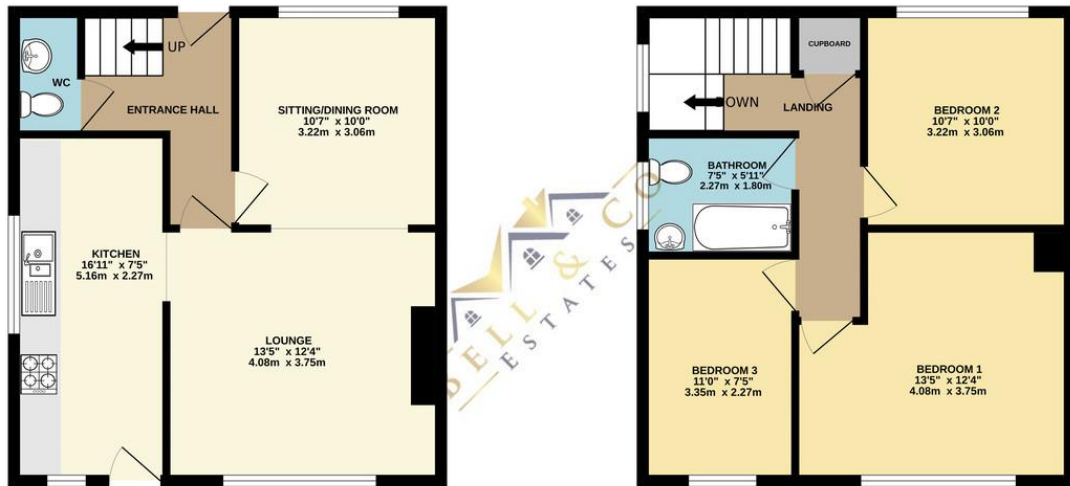
Guide Price £150,000 to £160,000

Bell & Co Estates are pleased to present this spacious three-bedroom semi-detached home in Kiveton Park, offered with no onward chain. Whether you're a first-time buyer or an investor, this property is move-in ready with great potential to make it your own! Step into the entrance hallway, which provides access to the downstairs WC, conveniently fitted with a wash basin and plumbing for a washing machine. The open-plan lounge and dining area offers a bright and welcoming space, perfect for family gatherings or entertaining. The spacious kitchen features ample cupboard and worktop space, with a rear door leading to the garden for easy access. Upstairs, you'll find three generously sized bedrooms, offering plenty of space for family living, home offices, or guest rooms. The family bathroom is complete with a shower over bath, wash basin, and WC. Positioned at the entrance of the cul-de-sac, this property benefits from a large driveway to the side and a front garden. Side access leads to the spacious rear garden, providing an excellent outdoor area with plenty of potential. Situated in Kiveton Park, this home is within walking distance of local amenities, excellent transport links, and reputable schools, making it an ideal choice for families, first-time buyers, or investors. Looking for a blank canvas to make your own? Contact Bell & Co Estates today to arrange your viewing and take the first step toward securing this fantastic property!



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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2 Myrtle Grove
Kiveton Park
SHEFFIELD
S26 5PJ

Energy rating

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Valid until
3 November 2034

Certificate number
9320-2094-3490-2504-1341

Property type

End-terrace house

Total floor area

92 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 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