



## 134 Station Road | Kiveton | Sheffield | S26 6QQ

£195,000

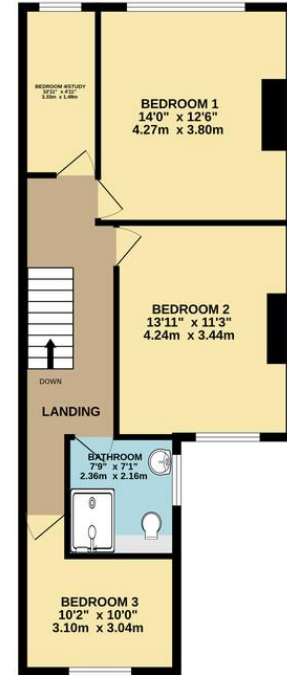
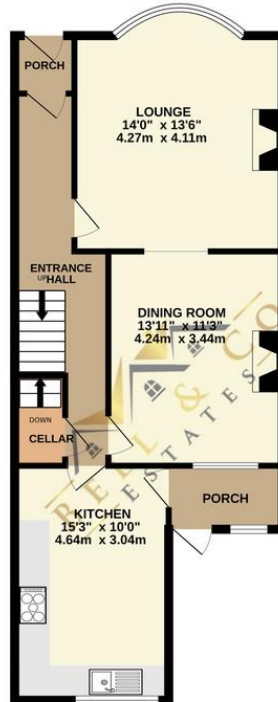
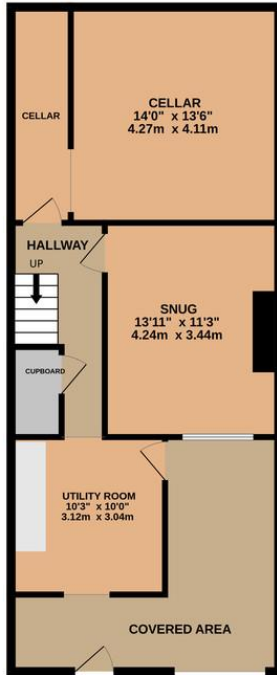
Bell & Co Estates are delighted to present this deceptively spacious four-bedroom mid-terraced property, ideally located in the heart of Kiveton Park offered with no chain. Set across three floors, this home offers exceptional potential, making it the perfect opportunity for a growing family to create their dream home. Entrance porch leading into a welcoming hallway, front-facing lounge with adjoining dining area – ideal for family living or entertaining, spacious kitchen with ample worktop and cupboard space with rear door access from the kitchen to a raised balcony with steps down to the garden. To the first floor are three good-sized bedrooms and a further single bedroom – ideal as a nursery, study, or dressing room. Shower room with wash basin and WC. Access to lower ground floor/cellar is used via the stairs from the first-floor hallway, comprising of additional living space – perfect as a playroom, games room, or den, a utility room and a large separate storage area. To the front of the property houses off-road parking and a small courtyard area for added charm. To the rear of the property is a raised balcony– ideal for enjoying morning coffee or evening sun with steps leading down to a low-maintenance garden, mostly laid with patio. This four-bedroom family home offers plenty of internal space, versatile living areas, and outdoor potential, all in a prime Kiveton location. Whether you're a family looking to upsize or a buyer seeking a property with room to grow, this home is full of possibilities.



BASEMENT  
742 sq.ft. (68.9 sq.m.) approx.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 2030 sq.ft. (188.6 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

## Contact Details

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134 Station Road  
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S26 6QQ

Energy rating

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Valid until  
**8 April 2035**

Certificate number  
**2622-8191-3161-2142-3111**

**Property type** Mid-terrace house

**Total floor area** 123 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