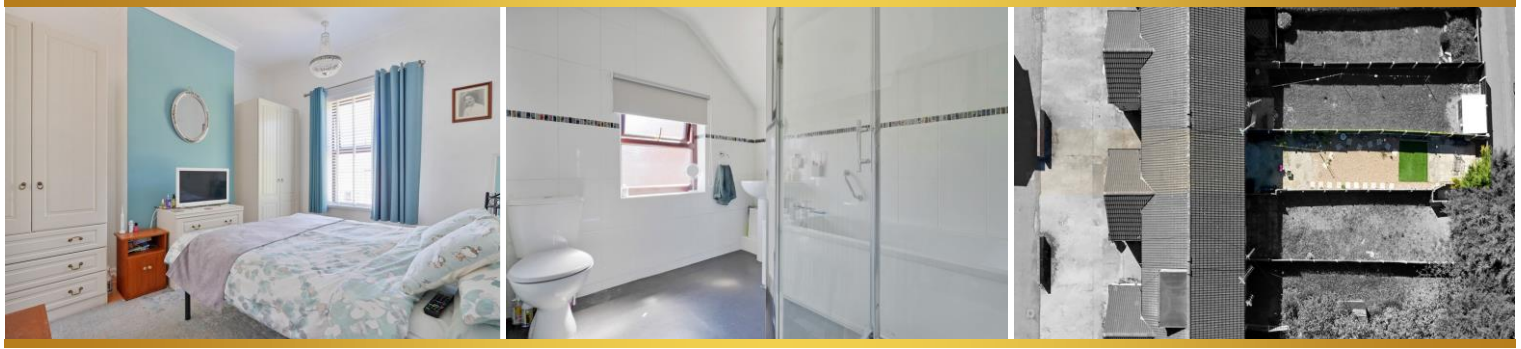




## 31 Wales Road | Kiveton Park | Sheffield | S26 6RA

£130,000

Bell & Co Estates are pleased to bring to market this well-proportioned and beautifully laid out two-bedroom mid-terrace property. Ideally located close to local amenities, schools, and excellent transport links, this home would make an ideal purchase for first-time buyers, downsizers, or investors alike. Step into a bright and welcoming living room, a cosy space for relaxing. Flowing through into a spacious dining room, perfect for family meals or entertaining guests, the home maintains an open and airy feel throughout the ground floor, with clear separation for versatile living and relaxation spaces. To the rear of the property, you'll find a well-equipped kitchen with ample counter and cupboard space, and a rear door providing convenient access to off road parking. Upstairs boasts two generously sized double bedrooms, each with excellent proportions, bedroom one located at the front of the property, this bedroom provides ample space for furniture and storage. Bedroom two a further double room at the rear, ideal as a master, guest room, or even a home office and a well-appointed family bathroom completes the first floor, featuring a bath, WC, wash basin and separate shower. To the front is a large, enclosed garden which is a great space for entertaining or a morning coffee or evening meal. To the rear is an area for off road parking for at least two cars. Don't miss out on this fantastic opportunity - contact Bell & Co Estates today to arrange your viewing!



## 31 WALES ROAD

APPROXIMATE GROSS INTERNAL AREA = 75 SQ M / 807 SQ FT

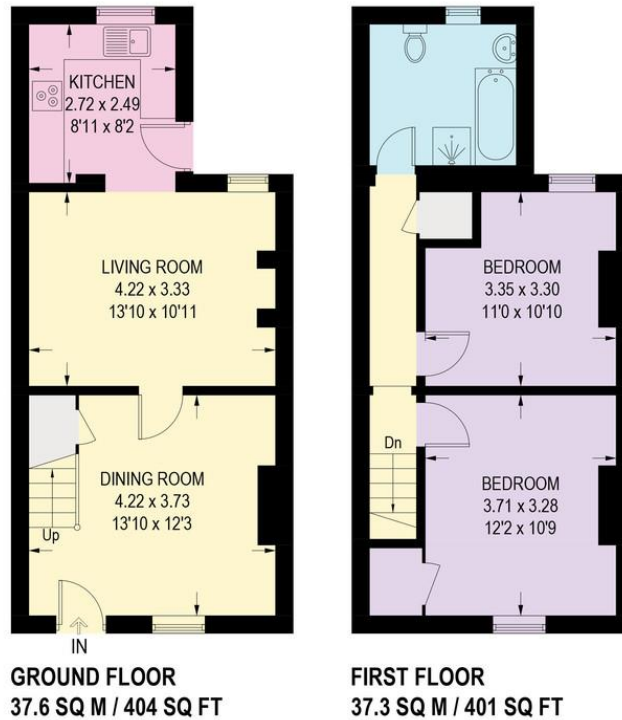


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

## Contact Details

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S26 6RA

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03333 580590

31 WALES ROAD  
KIVETON PARK  
ROTHERHAM  
S26 6RA

Energy rating

**D**

Valid until

**19 October 2030**

Certificate number

**9190-2481-7000-2090-4531**

**Property type**

Mid-terrace house

**Total floor area**

76 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