



## 25 Fir Tree Drive | Wales | Sheffield | S26 5LZ

£170,000

Bell & Co Estates are delighted to present this three-bedroom semi-detached property, offered with no vendor chain. Located in a prime residential area, this home is perfect for first-time buyers, investors, or renovators looking for a project. With great internal space and modernised bathroom, it's an ideal blank canvas ready for you to put your own stamp on. In brief the property comprises of entrance porch leading into a spacious open hallway with understairs storage, front-facing lounge flooded with natural light. Separate dining room with French doors leading into the garden room. Fully fitted kitchen, offering ample cupboard and worktop space, scope for future redesign or extension (STPP). Upstairs are two large double bedrooms with one good-sized single bedroom – ideal for a nursery, home office, or dressing room. Modern family bathroom, featuring shower over bath, wash basin and WC. To the front of the property is a front garden mainly laid to lawn, driveway offering off-road parking. Detached garage, ideal for storage or conversion potential. Side gate access to a private rear garden, featuring lawned area, perfect for families or keen gardeners with plenty of space for landscaping or a patio area. Situated in a quiet and family-friendly neighbourhood, walking distance to local shops, schools, and amenities. Excellent transport links and easy access to the M1, Rotherham, and Sheffield. Close to public parks and green open spaces. Contact Bell & Co Estates today to arrange your viewing – this property won't be around for long!



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



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## Contact Details

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25 Fir Tree Drive  
Wales  
SHEFFIELD  
S26 5LZ

Energy rating

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Valid until  
15 August 2034

Certificate number  
0340-2616-4480-2094-3171

Property type Semi-detached house

Total floor area 84 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