



91 Walesmoor Avenue | Kiveton Park | S26 5RF

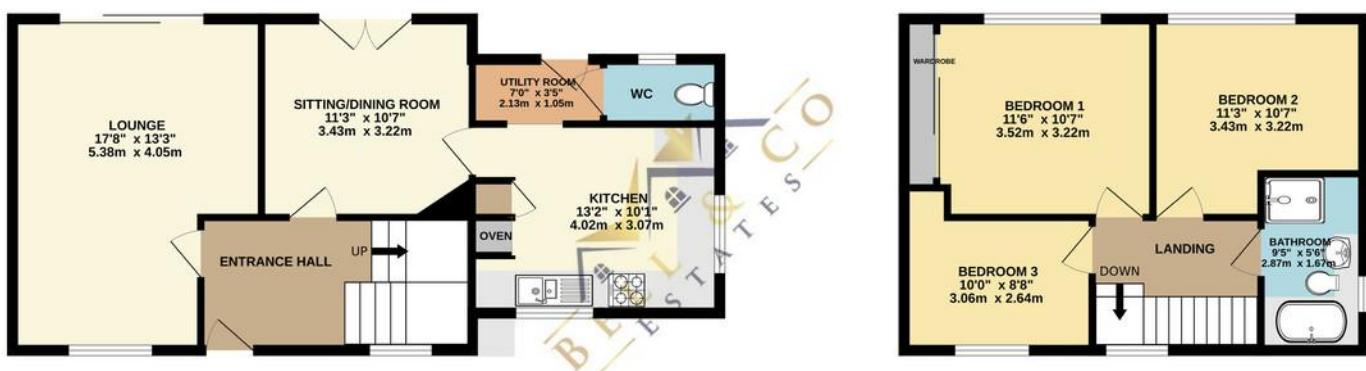
Guide Price £200,000 to £210,000

Bell & Co Estates are delighted to present this modern and spacious three bedroom semi detached home, perfectly positioned on a generous corner plot in the heart of Kiveton Park. This beautifully presented home offers contemporary living throughout and is ideal for families or first-time buyers alike. In brief, the property comprises a welcoming entrance hallway with great storage places, bright and airy lounge with feature fireplace beaming with light from the French doors, and a separate dining room perfect for entertaining. The modern fitted kitchen provides ample worktop and cupboard space with integrated appliances and access to the separate utility room and WC for added convenience. Upstairs are three well-proportioned bedrooms, the master bedroom housing fitted wardrobes, and a stylish family bathroom complete with shower over bath, wash basin and WC. Externally, the property truly stands out — occupying a corner plot with spacious gardens to the front, side and rear, offering plenty of outdoor space for relaxing or entertaining. There is also ample off-road parking available with detached garage. Situated within close proximity to local amenities, schools, and transport links, this lovely home is ready to move straight into and not to be missed. Early viewing is highly recommended – contact Bell & Co Estates today!



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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 as to their operability or efficiency can be given.

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Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

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

91, Walesmoor Avenue
Kiveton Park
SHEFFIELD
S26 5RF

Energy rating

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Valid until	Certificate number
2 May 2028	0690-2837-6453-9108-3471

Property type

Semi-detached house

Total floor area

107 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.