



14 Anston Avenue | Kiveton Park | Sheffield | S26 6LD

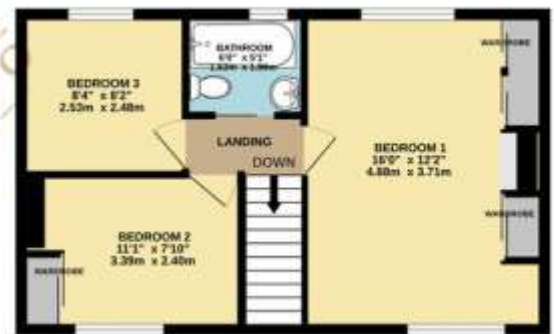
Guide Price £170,000 to £180,000

Bell & Co Estates are delighted to present this well-appointed and spacious three-bedroom semi-detached home in Kiveton Park, offered to the market with no chain. The property provides a generous and versatile layout, making it an excellent choice for families or anyone seeking a well-proportioned home in a desirable location. Upon entering the property, the front entrance leads into a large and inviting lounge featuring an open fire and staircase. From here, French doors open into a bright conservatory, creating an ideal space for relaxation or entertaining. A further separate reception room offers valuable flexibility and may be used as a dining room, office, snug, or playroom. The kitchen benefits from a practical layout with ample worktop space and direct access to a sizeable utility room, which provides additional storage and external access, allowing household tasks to be kept conveniently separate from the main living areas. The first-floor landing leads to three well-proportioned bedrooms, including a generous principal bedroom fitted with two built-in wardrobes. The second bedroom also features fitted storage, while the third bedroom serves well as a child's room, guest room, or home office. A family bathroom with a corner bath completes the accommodation. Situated close to a range of local amenities, transport links, and schools, it occupies a highly desirable position within Kiveton Park. Interested parties are encouraged to contact Bell & Co Estates to arrange a viewing.



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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14 Anston Avenue
Kiveton Park
SHEFFIELD
S26 6LD

Energy rating

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Valid until
6 December 2035

Certificate number
2544-9951-1451-2390-3142

Property type Semi-detached house

Total floor area 98 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