



19 Osborne Road | Kiveton Park | Sheffield | S26 6PQ

Guide Price £190,000 to £200,000

Bell & Co Estates are delighted to present this well-presented two-bedroom semi-detached home in Kiveton Park, which has benefited from a fantastic range of recent improvements and upgrades by the current owners. The property provides spacious and practical living accommodation, making it an ideal choice for first-time buyers, couples or those looking to downsize. Upon entering, the welcoming entrance hall provides access to the principal rooms and stairs rising to the first floor. The lounge is accessed via double oak doors, providing a comfortable reception space, whilst to the rear is an impressive kitchen/dining room. This generous room provides ample space for a dining table and a modern fitted kitchen, making it a fantastic space for everyday living and entertaining. To the first floor are two well-proportioned bedrooms, including a particularly spacious front facing principal bedroom, together with a further bedroom overlooking the garden. The accommodation is completed by a modern family bathroom with shower over bath. Externally, the property benefits from a printed concrete driveway, providing excellent off-road parking and leading to the integral garage and to the rear is a lovely enclosed low maintenance garden with patio area. The garage is fitted with an electric roller door, providing both convenience and security with electric and plumbing with access door to the rear garden. Located in Kiveton Park, the property is well placed for local amenities, schools and transport links, with excellent road connections providing access towards surrounding towns and Sheffield. Viewing is highly recommended to appreciate what this home has to offer.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 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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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