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10 Egerton Road, Swallownest, Sheffield, S26 4TQ

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£150,000

Nestled just off Worksop Road in the popular village of Swallownest, this tastefully decorated two double bedroom end-terrace home offers a delightful blend of modern living and character. An excellent opportunity for first-time buyers, young professionals or those looking for a beautifully presented home in a convenient location.

Upon entering, a welcoming entrance lobby provides the ideal space for removing coats and shoes before stepping into the well-presented bay-windowed lounge. To the rear of the property is a stylish fitted kitchen, comprising a range of matching wall and base units complemented by integrated appliances, creating a practical yet attractive space for everyday living.

To the first floor are two generously proportioned double bedrooms alongside a contemporary bathroom fitted with a modern white suite.

One of the standout features of this home is the deceptively spacious enclosed rear garden. Designed with low maintenance in mind, it incorporates a patio seating area and artificial lawn, providing the perfect setting for outdoor entertaining, relaxing or children's play. The garden also benefits from a versatile summer house, ideal for use as a home office, gym, bar or additional recreational space. Further useful storage can be found beneath the property, accessed directly from the garden.

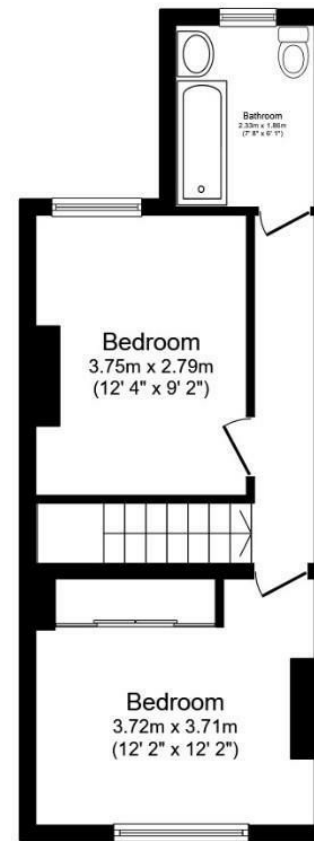
Swallownest is a well-established and popular residential location offering a wide range of local amenities including shops, cafés, supermarkets, pubs and reputable schools. The property is also ideally positioned for commuters, with excellent transport links and Junction 31 of the M1 motorway just a short drive away.

This charming end-terrace property offers more than simply a place to live; with its tasteful presentation, generous outdoor space and convenient location, it provides an excellent opportunity to acquire a home ready to move straight into.

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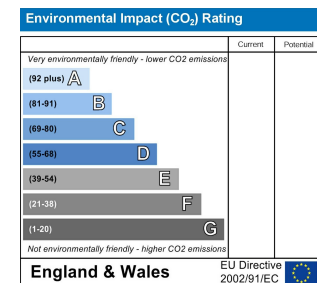
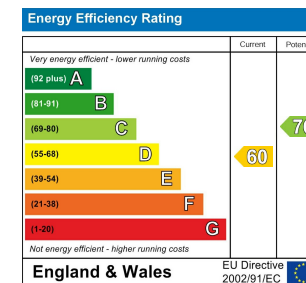
Ground Floor



First Floor

Total floor area: 72.5 sq.m. (781 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can change the property to SSTC.

General Remarks
GENERAL REMARKS

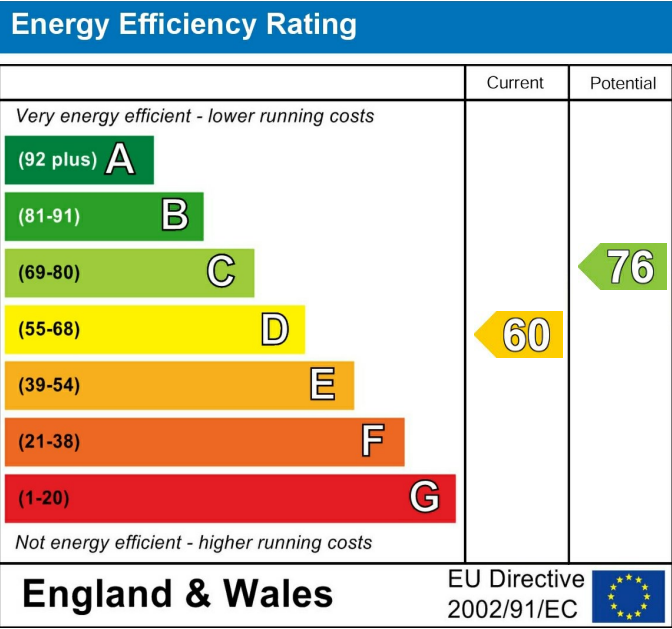
TENURE
This property is freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



