

Marketing Preview



96 Swallow Wood Road, Swallownest, Sheffield, S26 4SZ

£220,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this deceptively spacious three bedroom terraced property which is modern and ready to move into. Offering two reception rooms, downstairs WC, ensuite and family bathroom. Also having off road parking for two cars and enclosed garden. Being tucked into a quiet cul-de-sac and having road links to the M1 Motorway and Swallownest Village.

SUMMARY

A fantastic opportunity to purchase this deceptively spacious three bedroom terraced property which is modern and ready to move into. Offering two reception rooms, downstairs WC, ensuite and family bathroom. Also having off road parking for two cars and enclosed garden. Being tucked into a quiet cul-de-sac and having road links to the M1 Motorway and Swallownest Village.

Comprising of an entrance hallway with access to the downstairs Wc, modern kitchen/diner and a lounge with sliding doors to the rear and under stairs storage cupboard.

Having a master bedroom with an ensuite to the front with built in wardrobes. A small double bedroom and a single bedroom which is. currently used as a library/office. A family bathroom with a bath, sink and WC.

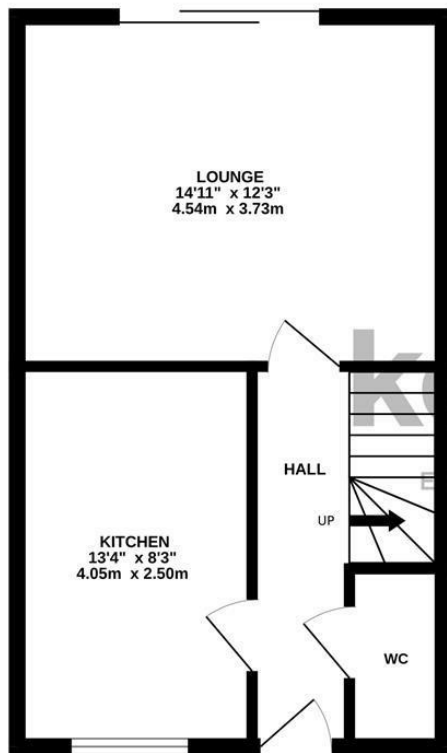
To the front of the property is a small lawn area. The side of the property has allocated parking for two cars. To the rear of the property is an enclosed garden with a decking and lawn area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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