

Marketing Preview



8 Skipton Road, Swallownest, Sheffield, S26 4NQ

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this modern and ready to move into three bedroom semi-detached property which is situated on a quiet road. Benefitting from air conditioning installed in the property and offering a stylish kitchen/diner and bathroom. Also having a landscaped rear garden and a driveway with off road parking for up to four cars. Road links to the M1 Motorway and being close to small village amenities and schools. Perfect for first time buyers or families alike!

SUMMARY

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Entrance into the hallway with access to the lounge which has double doors to the kitchen/diner fitted with high gloss wall and base units and a door to the rear garden.

The first floor benefits from a cupboard housing the hot water tank, two double bedrooms, a single bedroom and a stylish bathroom.

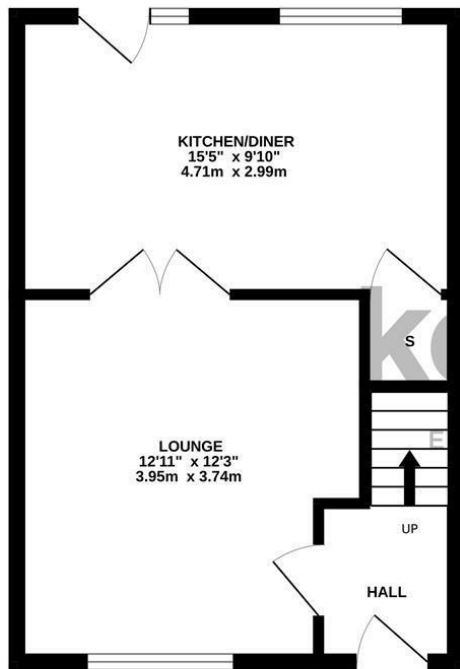
To the front of the property is a tarmacked driveway with off road parking for four cars and a secure gate to the rear. The rear garden is enclosed, landscaped and private with a patio area, astroturf area, summer house and storage.

PROPERTY DETAILS

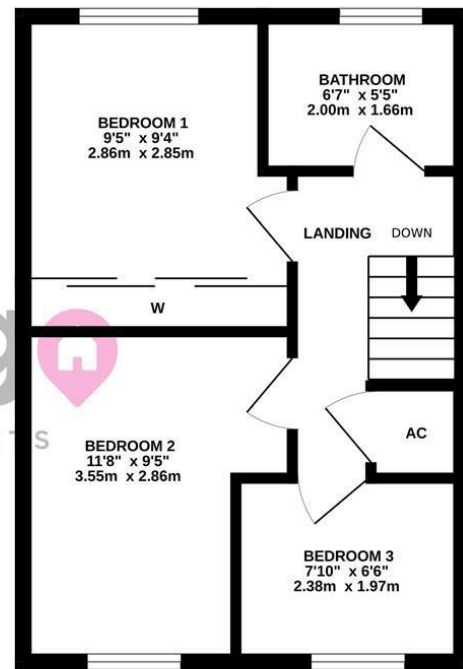
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

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		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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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