







76 Swallow Wood Road

Swallownest • Sheffield • S26 4SZ

Guide Price £200,000 - £210,000

Effectively extended 3 bedroom stone built townhouse forming part of a courtyard development on a quiet cul-de-sac location at Aston Manor. Benefits from allocated parking for 2 vehicles, single storey rear extension offering spacious flexible living, combination gas central heating and double glazing. Available with no onward chain. Freehold. The property enters into a welcoming hallway equipped with ground floor WC and under stairs storage. The spacious kitchen is fitted with shaker style wall and base units, contrasting worktops and tiled splashbacks. Integrated appliances include electric oven, four ring gas hob, extractor and space with plumbing for freestanding appliances. The rear extension offers generously proportioned open plan, flexible living space filled with natural light courtesy of patio doors which open directly out onto the enclosed rear garden. The first floor comprises of 3 bedrooms, the master features full length wardrobes, ensuite shower room and pleasant views. The family bathroom is fully tiled fitted with a 3-piece modern white suite, overhead shower and heated towel rail. Externally at the rear of the property is a fully enclosed low maintenance garden laid with a combination of artificial lawn and decking. Aston Manor is situated within Swallownest which is a popular sought after area, known for its excellent local amenities and Schools. Ideally situated for junction 31 of the M1 motorway network and ideally placed for links to Sheffield, Worksop and Rotherham. There are further amenities at nearby Crystal Peaks Shopping Centre, Drakehouse Retail Park and the area is well placed for both Ulley Reservoir and Rother Valley Country Park offering fantastic outdoor pursuits.





- Stone Built Townhouse in Courtyard Development
- Effectively Extended
- 3 Bedrooms & Master Ensuite
- Spacious Open Plan Living with Patio Doors
- uPVC Double Glazing & Combination Boiler
- Enclosed Rear Garden
- Excellent Local Amenities
- Allocated Parking for 2 Vehicles
- Freehold & No Chain
- Council Tax Band B, EPC TBC



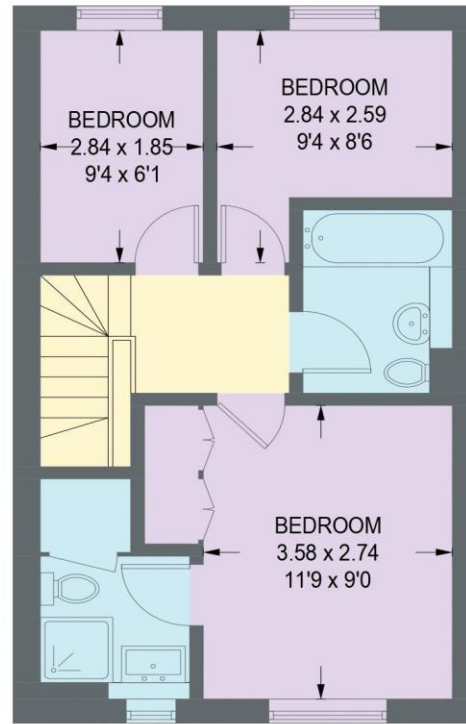


76 SWALLOW WOOD ROAD

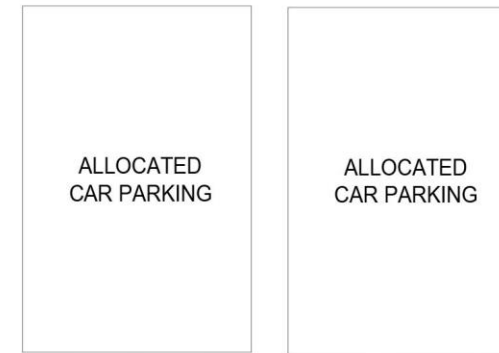
APPROXIMATE GROSS INTERNAL AREA = 85.3 SQ M / 916 SQ FT
(EXCLUDING ALLOCATED CAR PARKING)



IN
GROUND FLOOR
48.0 SQ M / 515 SQ FT



FIRST FLOOR
37.3 SQ M / 401 SQ FT



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

Illustration for identification purposes only,
measurements are approximate, not to scale.



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