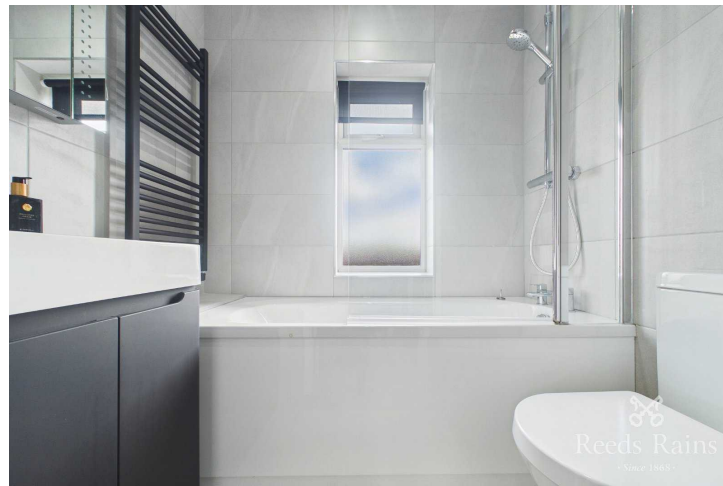
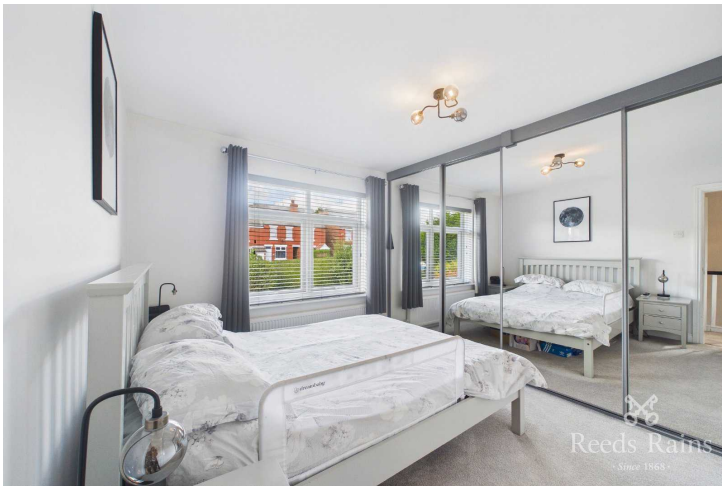
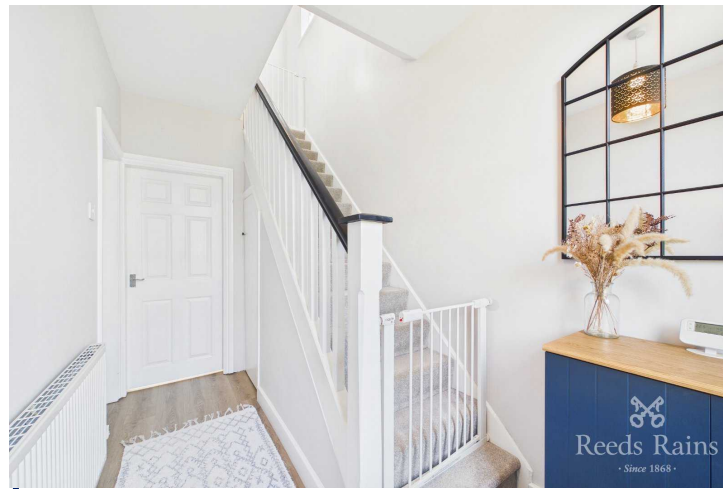




Worksop Road, Swallownest,
Sheffield, South Yorkshire, S26

**Offers Over: £200,000
Leasehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Worksop Road, Swallownest, Sheffield, South Yorkshire, S26

Offers Over: £200,000 Leasehold

Council Tax Band: B

EPC Rating: D

Take a look at this beautifully presented traditional semi-detached home, featuring a charming bay-fronted window and stylish modern accommodation throughout. Perfectly suited to families and first-time buyers alike, this lovely property is ready to move straight into and enjoy.

Entrance Hall

A welcoming entrance hall with a front-facing uPVC door providing access to the property, LVT flooring, central heating radiator and staircase rising to the first floor with a useful storage cupboard beneath.

Living Room

13'7" x 11'9" (4.14m x 3.58m)

A beautifully presented living room with fitted carpet, central heating radiator and a front-facing bay window.

Kitchen Dining Room

17'11" x 9'2" (5.46m x 2.8m)

A spacious and modern kitchen/dining room fitted with an extensive range of matching high-gloss wall, base and drawer units, stylish work surfaces and upstands, inset sink with mixer tap, integrated electric oven, ceramic hob with cooker hood over, complementary splashback tiling, integrated dishwasher and fridge freezer. There is ample space for a dining table, spotlights to the ceiling, LVT flooring, rear-facing double-glazed window and double-glazed French doors providing direct access to the rear garden.

Landing

Fitted carpet, access to the loft via a pull-down ladder and a side-facing double-glazed window.

Master Bedroom

11'8" x 9'11" (3.56m x 3.02m)

Fitted carpet, central heating radiator, built-in mirrored sliding wardrobes and a front-facing double-glazed window.

Bedroom Two

11'7" x 9'6" (3.53m x 2.9m)

A further double bedroom with fitted carpet, central heating radiator, built-in cupboard housing the boiler and a rear-facing double-glazed window.

Study

6'4" x 6' (1.93m x 1.83m)

A single bedroom, which could alternatively be used as a home office or nursery, with fitted carpet, central heating radiator and a front-facing double-glazed window.

Bathroom

6'5" x 4'11" (1.96m x 1.5m)

A modern bathroom fitted with a panelled bath with mains waterfall shower and shower head over, complemented by a glass splashback screen, wash hand basin with vanity unit beneath, low-flush W.C., heated towel rail, extractor fan, fully tiled walls, tiled flooring, ceiling spotlights and a rear-facing double glazed obscure window.

Exterior

To the front of the property is a well-maintained lawned garden, with mature conifers providing additional privacy, together with a gate leading to a pathway providing useful side access to the rear.

To the rear is a generous, fully enclosed garden, mainly laid to lawn and complemented by a large Indian stone patio area, providing space for garden furniture. The garden also benefits from a useful storage shed and off-street parking to the rear.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Legal Fees T&Cs

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)