

162 Worksop Road, Swallownest, Sheffield, S26 4WE



*****GUIDE PRICE £315,000-£325,000***** Superb throughout is this sizeable extended four bedroom semi-detached property set in generous gardens providing ample off road parking and benefitting from two reception rooms, contemporary high gloss kitchen/diner, downstairs WC, utility room, garage and two outbuildings to the rear.

£315,000 Guide Freehold



Hallway

Lounge - 3.6m x 3.6m (11' 10" x 11' 10")

Dining Room - 3.6m x 3.7m (11' 10" x 12' 2")

Kitchen/diner - 5.38m x 2.8m (17' 8" x 9' 2")

Utility - 3.07m x 1.79m (10' 1" x 5' 10")

Downstairs Cloakroom

Landing

Bedroom 1 with dressing room - 3.13m x 7.4m (longest point)
(10' 3" x 24' 3")

Dressing Room

Bedroom 2 - 3.59m x 3.71m (11' 9" x 12' 2")

Bedroom 3 - 3.59m x 3.59m (11' 9" x 11' 9")

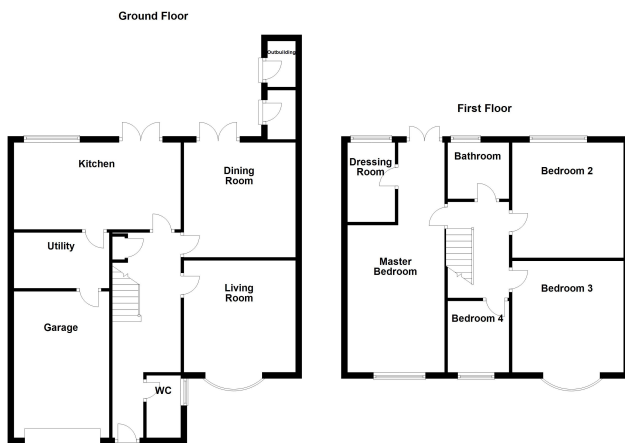
Bedroom 4 - 1.98m x 2.3m (6' 6" x 7' 7")

Bathroom - 1.98m x 1.81m (6' 6" x 5' 11")

Garage - 3.07m x 4.71m (10' 1" x 15' 5")

Outbuilding 1

Outbuilding 2



Any areas, measurements or distances referred to are given as a guide only and are not to scale. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. Plans provided using Planit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		