

**89 Swallow Wood Road, Swallownest, Sheffield, S26 4SU**



**\*\*\*GUIDE PRICE £360,000- £370,000\*\*\*** Viewing is essential to fully appreciate this stunning four bedroom executive detached family home residing on the highly acclaimed Aston Manor Development benefitting from en-suite shower room, additional family bathroom, downstairs WC and garage together with landscaped rear garden.

**£360,000 Guide Freehold**



## Hallway

Lounge - 5.08m (into recess) x 5.05m (into bay) (16' 8" x 16' 7")

Kitchen/diner - 2.82m (widest) x 8.19m (max) (9' 3" x 26' 10")

## Downstairs WC

## Landing

Bedroom 1 with en-suite - 2.97m x 4.03m (9' 9" x 13' 3")

en-suite - 1.37m x 2.11m (max) (4' 6" x 6' 11")

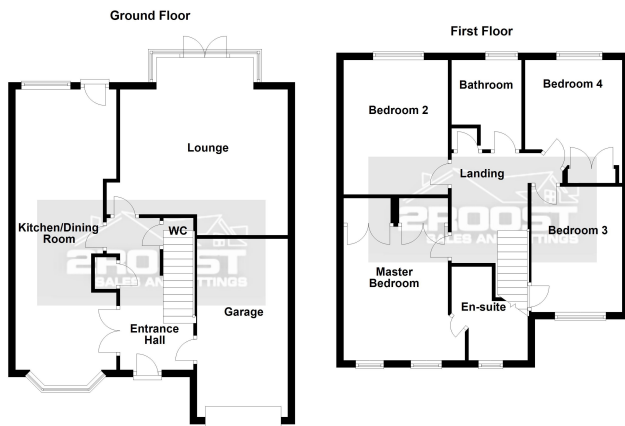
Bedroom - 2.78m (to cupboard) x 3.22m (9' 1" x 10' 7")

Bedroom - 2.97m x 3.49m (9' 9" x 11' 5")

Bedroom - 2.67m x 3.66m (8' 9" x 12')

Bathroom - 1.87m x 2.46m (6' 2" x 8' 1")

Garage - 2.73m x 5.15m (8' 11" x 16' 11")



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		