



**Eden Glade | Swallownest | Sheffield | S26 4WG      Guide Price £180,000 to £190,000**

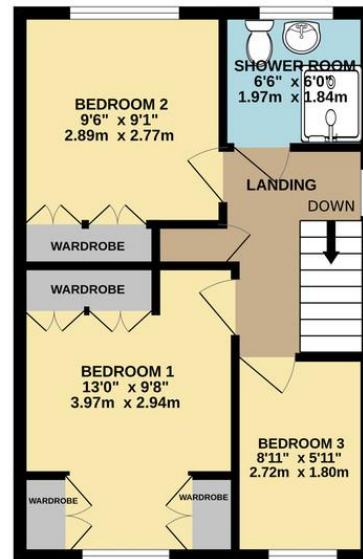
Bell & Co Estates are delighted to present this Three Bedroom, Semi-Detached home in Swallownest, selling with no vendor chain. In brief the property comprises of; Entrance Hallway allowing access to the front facing cosy Lounge with feature fireplace, separate Dining Room, Fitted Kitchen with under stairs storage and access into the Garage as well as a rear facing Conservatory. Downstairs has a real open plan feel and is a great space for entertaining or spending time with family. To the upstairs are three good size Bedrooms and a Shower Room with Shower, Sink Unit and WC. To the front there is low maintenance garden and driveway providing off road parking leading to the garage. To the rear is an enclosed garden, mainly laid to lawn with patio area and access to the Garage. Close to local amenities, transport links and schools this home is in a prime location and a must see! Call now to arrange your viewing.

- Three Bedroom Semi-Detached
- No Vendor Chain
- Three Reception Rooms
- Cosy Lounge
- Separate Dining Room
- Conservatory
- Off Road Parking
- Garage
- Enclosed Rear Garden



GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



## Contact Details

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## Energy performance certificate (EPC)

16 Eden Glade Swallownest SHEFFIELD S26 4WG	Energy rating <b>D</b>	Valid until:	18 May 2034
		Certificate number:	0340-2035-9350-2194-1851

Property type	Semi-detached house
Total floor area	78 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements