

**FOR SALE**



**Bedale Close, Swallownest**  
**Guide Price £135,000**

**MARTIN & CO**



## Bedale Close, Swallownest

2 Bedrooms, 2 Bathroom

Guide Price £135,000

- Top floor
- Two bedrooms
- En suite to master
- Separate kitchen
- Lounge / dining room

GUIDE PRICE £135,000 - £140,000. Situated on the top floor of a popular residential development in Swallownest, Bedale Close is a superb two double bedroom apartment that offers deceptively spacious and well-maintained accommodation. This bright and airy apartment is ideal for a wide range of buyers, from professionals to downsizers, and is perfectly positioned for those needing convenient access to major road networks such as the M1.



Swallownest is a charming suburb on the outskirts of Sheffield, offering a village-like atmosphere while providing easy access to essential local amenities, including shops, cafes, and reputable schools. The nearby Crystal Peaks Shopping Centre and Drakehouse Retail Park provide an array of retail and dining options, while Rother Valley Country Park is close by for those who enjoy outdoor pursuits.

On entering the property, you are welcomed by a communal entrance hall with a secure entry system and stairs rising to the top floor. Inside the apartment, the entrance hall leads to a superb "L" shaped lounge and dining room, flooded with natural light thanks to its dual-aspect windows. The space offers plenty of room for relaxing and entertaining guests.

The kitchen is fitted with an attractive range of beech effect wall and base units, providing ample storage and workspace. The two double bedrooms are generously sized, with the master bedroom benefiting from a modern, re-fitted en-suite shower room. A family bathroom, complete with a white three-piece suite, caters to the needs of the rest of the household.

Externally, the development features well-maintained communal garden areas, and the property comes with allocated parking for added convenience, additionally there are ample parking spaces reserved for visitors. With its excellent location, spacious interiors, and modern conveniences, this apartment is an excellent opportunity for anyone seeking a peaceful yet well-connected home.

COMMUNAL ENTRANCE HALL has a rear facing security door, providing access to the communal staircase, which leads to the top floor landing.

APARTMENT ENTRANCE HALL with side facing entrance door. The hall gives access to the accommodation.

LOUNGE / DINING ROOM features a superb "L" shape lounge / dining room which offers flexibility. The light and bright room has dual aspect windows to the side and rear with downlights to the ceiling and door to the kitchen.

KITCHEN with a range of fitted base units in beech effect with contrasting worktops. There is a one and a half bowl sink, plumbing for washing machine, gas hob with extractor above, oven, space for fridge freezer, wall mounted central heating boiler, tiled splash backs and rear facing window.

FAMILY BATHROOM with a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled splash backs, tiled floor and roof style window.



BEDROOM ONE has a very generous size double bedroom which has a rear facing window and door to the en suite shower room.

EN SUITE has been recently replaced and comprises of a low flush w.c, vanity wash hand basin, shower cubicle, tiled floor, tiled walls and roof style window.

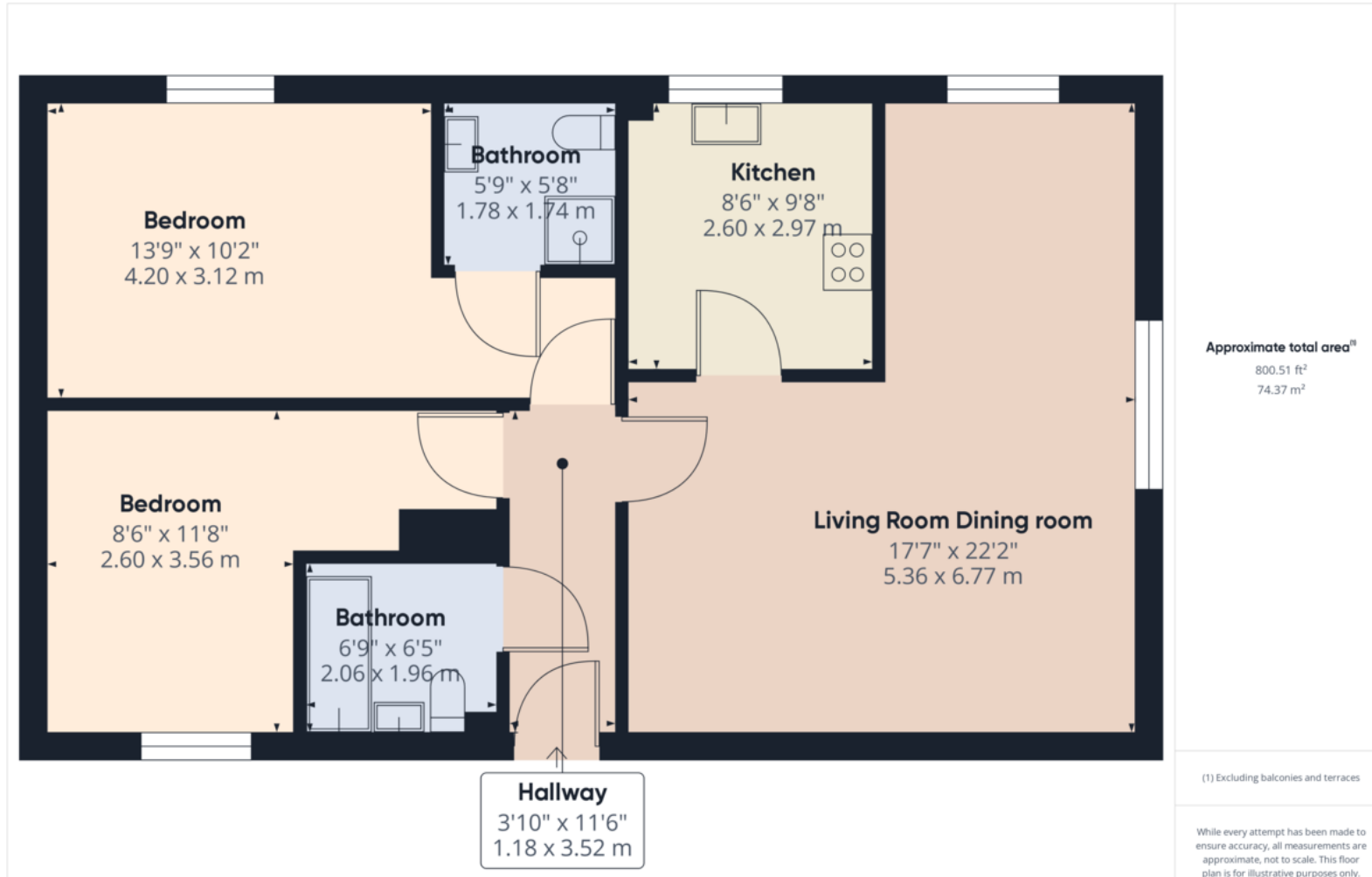
BEDROOM TWO is generous size double bedroom with rear facing window.

OUTSIDE there are communal garden areas and an allocated parking space, along with ample spaces for visitors or a second car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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