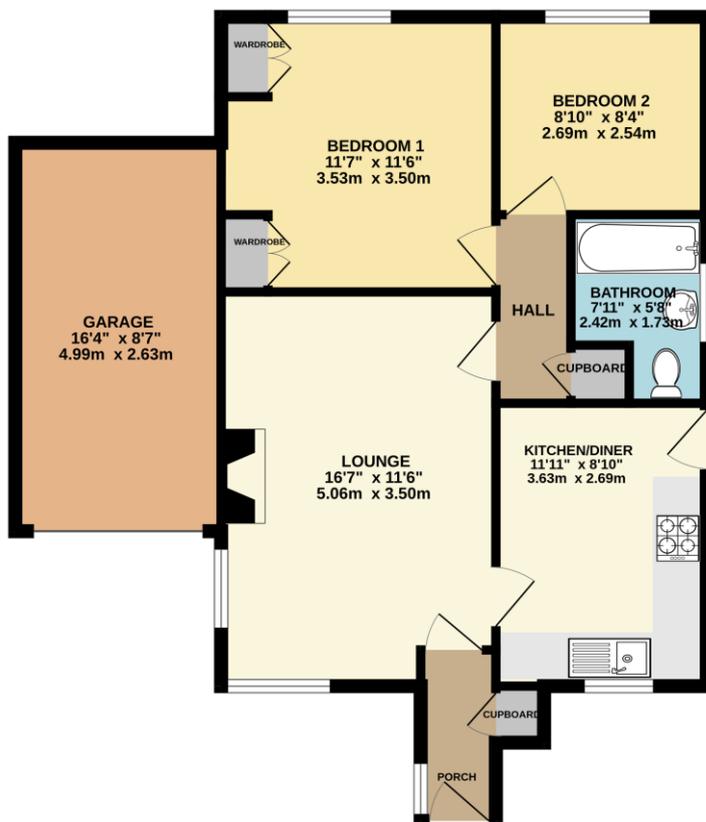## 59 Skipton Road | Swallownest | Sheffield | S26 4NQ   £260,000

Bell & Co Estates are delighted to present this well-proportioned two-bedroom bungalow, offering spacious single-level living and a practical layout, ideal for downsizers, first-time buyers or those seeking convenient living offered with no vendor chain. The property welcomes you through a porch with cupboard into a central hallway, providing access to all rooms and creating a functional flow throughout. To the front, a generous lounge offers a bright and comfortable living space, perfect for relaxing or entertaining with feature fire. The kitchen/diner is well-sized and provides ample worktop and cupboard space, with room for dining, making it a great hub of the home for everyday living. There are two bedrooms, both of good proportions. The master bedroom benefits from fitted wardrobe space, while the second bedroom offers flexibility as a guest room, home office or additional living space. A family bathroom, complete with bath, wash basin and WC, serves the property, along with additional storage cupboards located off the hallway. Externally, the property benefits from a substantial garage, offering excellent storage or parking potential. Front grassed garden with driveway, side access to the rear with patio and further grassed area. The overall layout and plot provide a fantastic opportunity for buyers to personalise and make the home their own. Early viewing is highly recommended. Contact Bell & Co Estates today to arrange your viewing.

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

WARDROBE

BEDROOM 2
8'10" x 8'4"
2.69m x 2.54m

BEDROOM 1
11'7" x 11'6"
3.53m x 3.50m

WARDROBE

GARAGE
16'4" x 8'7"
4.99m x 2.63m

HALL

BATHROOM
7'11" x 5'8"
2.42m x 1.73m

CUPBOARD

LOUNGE
16'7" x 11'6"
5.06m x 3.50m

KITCHEN/DINER
11'11" x 8'10"
3.63m x 2.69m

CUPBOARD

PORCH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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