



## Queens Road, Swallownest, Sheffield, S26

RENOVATED BY CURRENT OWNER! Call our sales team to arrange your viewing on this deceptively spacious, two bedroom and attic room, end terrace property. Situated on a quiet road in a popular residential area. Having large enclosed garden and on the door step to great local amenities. With good road links to the M1 Motorway, ideal for a first time buyer or investors!

Guide Price £120,000 - £125,000

- TWO BEDROOMS
- END TERRACED
- RECENTLY RENOVATED BY THE CURRENT OWNER
- ATTIC ROOM
- ENCLOSED REAR GARDEN





## Property Description

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### LOUNGE

12' 3" x 11' 8" (3.75m x 3.56m)

Enter through uPVC door into bright lounge with feature wallpapered wall, feature painted chimney breast and laminate flooring. Ceiling light, radiator and window to the front. TV point and door to inner hallway.

### INNER HALLWAY

With neutral decor, stair rise to first floor and door to kitchen/diner.





#### KITCHEN/DINER

12' 1" x 13' 6" (3.70m x 4.14m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel circular sink with drainer and mixer tap. Double oven, five ring hob and extractor fan. Under counter space for washing machine and integrated dishwasher and fridge/freezer. Two ceiling lights, radiator and window to the rear. Tiled flooring, useful under stairs space and uPVC door to garden.

#### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft bedroom. Doors to two bedrooms and bathroom.



#### BEDROOM 1

12' 2" x 11' 9" (3.72m x 3.60m)

A generous sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Door to over stairs storage cupboard housing boiler.

#### BEDROOM 2

10' 11" x 7' 7" (3.35m x 2.33m)

A good sized single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear.

#### BATHROOM

6' 2" x 5' 4" (1.90m x 1.65m)

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Painted walls and carpet flooring.



#### ATTIC BEDROOM

12' 1" x 15' 10" (3.70m x 4.85m)

A generous sized attic room with neutral decor and carpet flooring. Two ceiling lights, radiator and velux style window. Eaves access.

#### OUTSIDE

To the rear of the property is a patio area with two brick built outhouses and shared access. A large enclosed lawn with raised decking and one garden shed.



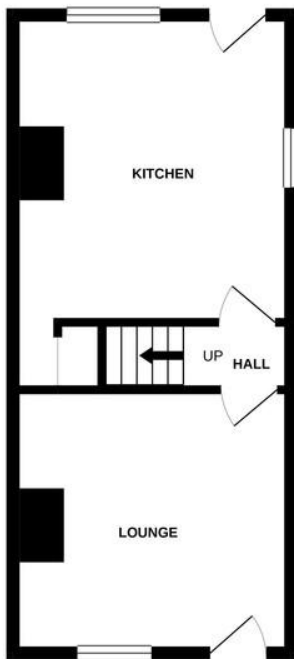
#### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

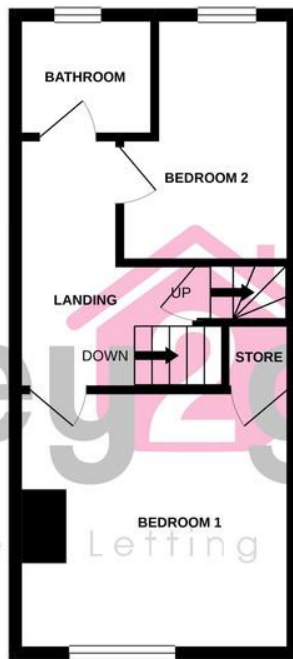


## Queens Road, Swallownest, Sheffield, S26

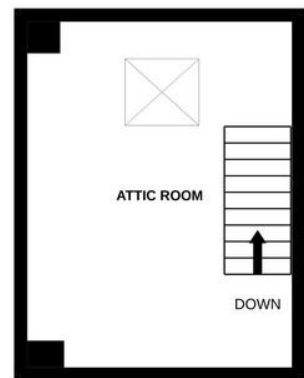
GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Freehold

### Council Tax Band

A

### Viewing Arrangements

Strictly by appointment

### Contact Details

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Mosborough

Sheffield

South Yorkshire

S20 5AE

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[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)

0114 2478819

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:

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