







## 12 Swift Road

Grenoside • Sheffield • S35 8RB

Guide Price £215,000 - £230,000

An extended and beautifully presented 3-bedroom mid-terraced property in Grenoside. Extended living space creating a dual aspect, open plan flexible room flooded with natural light and overlooking the rear garden. Features include a spacious kitchen, good sized bedrooms, a double front driveway, and a garage at the rear. Benefits from combination gas central heating and double glazing. Ideal location for commuting with direct links to city centre and M1 motorway. The ground floor offers a superb open plan flexible family space which opens onto the enclosed rear garden. A spacious modern kitchen is fitted with stylish matte contemporary units topped with contrasting worktops and integrated appliances including an oven, induction hob, and slimline dishwasher. The first floor comprises of three bedrooms, a cheerfully presented front facing main bedroom with a further double and smaller bedroom overlooking the garden. A partially tiled bathroom is equipped with 3-piece white suite with built-in storage. Externally, a driveway creates off street parking for 2 vehicles, with shared driveway leading to a detached garage located behind the property. The rear garden is designed with a stone patio and lawn, along with some artificial grass, enclosed by fencing. Swift Road is well-placed for local shops and amenities in Grenoside village and Ecclesfield, local schools, recreational facilities, public transport and access to the city centre, motorway, hospitals, Meadowhall and the countryside.





- Extended Mid-Terraced House in Grenoside
- 3 Bedrooms
- Beautiful Interior over 2 Floors
- Ground Floor Extended Reception Room
- Fabulous Modern Kitchen with access to Garden

- Modern Bathroom
- Attractive Enclosed Rear Garden & Patio
- Double Driveway & Separate Garage at Rear
- Freehold
- Council Tax Band B, EPC Rating D



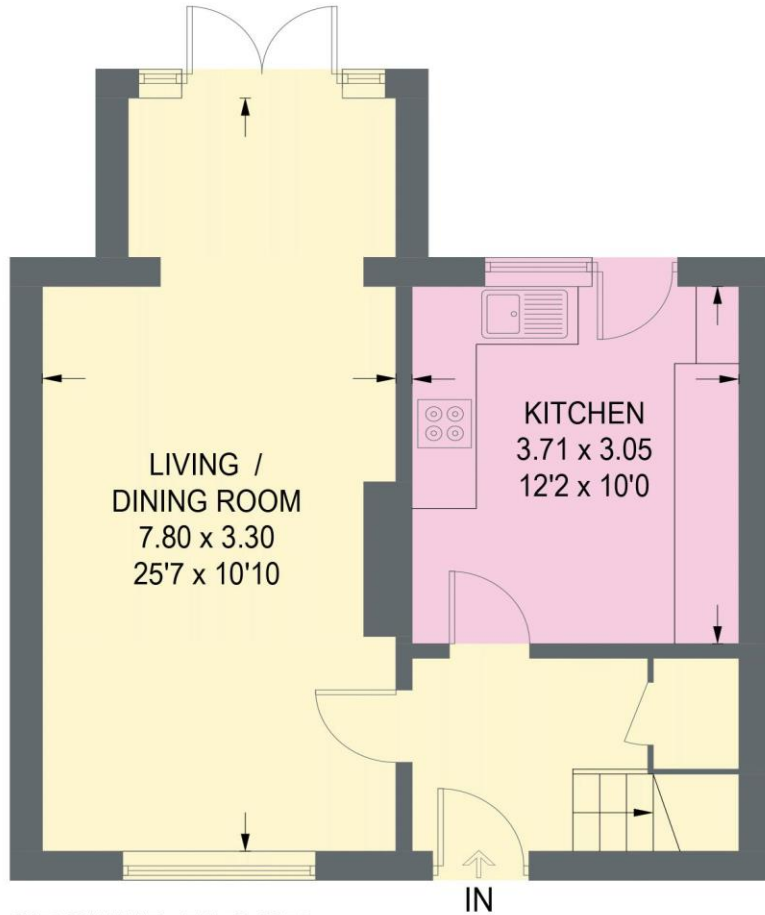


# 12 SWIFT ROAD

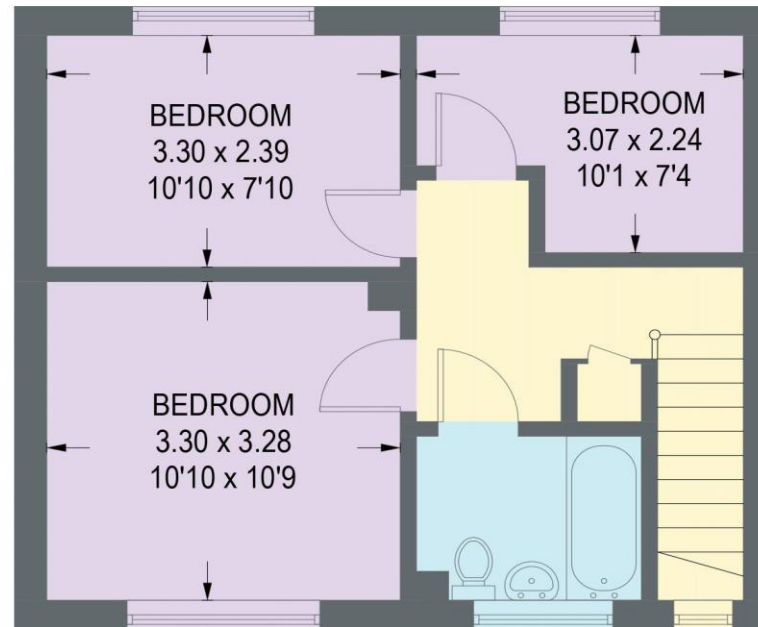
APPROXIMATE GROSS INTERNAL AREA = 81.4 SQ M / 876 SQ FT

GARAGE = 13.2 SQ M / 142 SQ FT

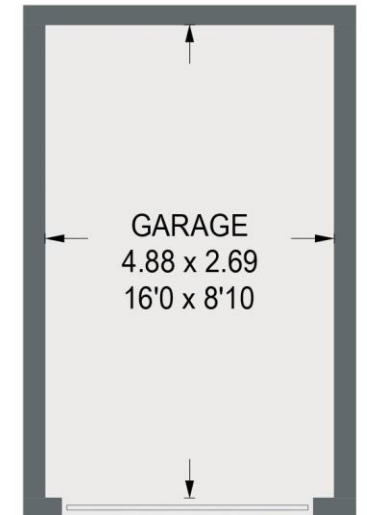
TOTAL = 94.6 SQ M / 1018 SQ FT



**GROUND FLOOR**  
**43.4 SQ M / 467 SQ FT**



**FIRST FLOOR**  
**38 SQ M / 409 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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