







## 72 Swallow Wood Road

Swallownest • Sheffield • S26 4SZ

Guide Price £125,000 - £135,000

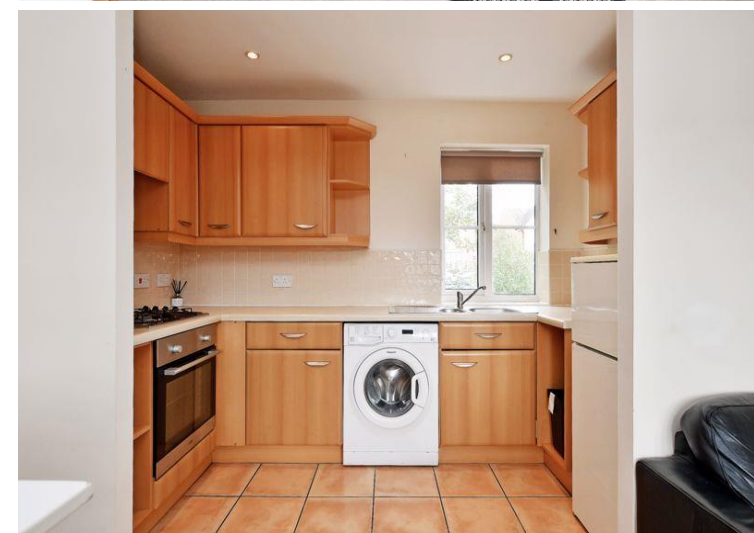
An attractive 1 bedroom town house forming part of a courtyard development at Aston Manor. The property has two allocated parking spaces, enclosed garden, electric heating, uPVC double glazing, built-in kitchen appliances and various items of furniture are included within the sale. The accommodation comprises: Entrance hallway with generous under stairs recess which could be utilised as a study area. Bathroom having a white suite, shower attachment, part tiled, extractor, downlighters and ladder radiator. Staircase to the first floor landing. Bedroom with fitted wardrobes, airing cupboard housing the hot water cylinder and access to the roof space. Living/dining room overlooking the courtyard and opens into a fitted kitchen having a range of units with contrasting worktops, tiled floor, hob, oven, extractor, washing machine and fridge/freezer. The two car parking spaces are situated adjacent to the property and approached through an archway. Generous enclosed pebbled garden with patio and decked seating area. Aston Manor is situated within Swallownest which is a popular sought after area, known for its excellent local amenities and Schools. Ideally situated for junction 31 of the M1 motorway network and ideally placed for links to Sheffield, Worksop and Rotherham. There are further amenities at nearby Crystal Peaks Shopping Centre, Drakehouse Retail Park and the area is well placed for both Ulley Reservoir and Rother Valley Country Park offering fantastic outdoor pursuits.





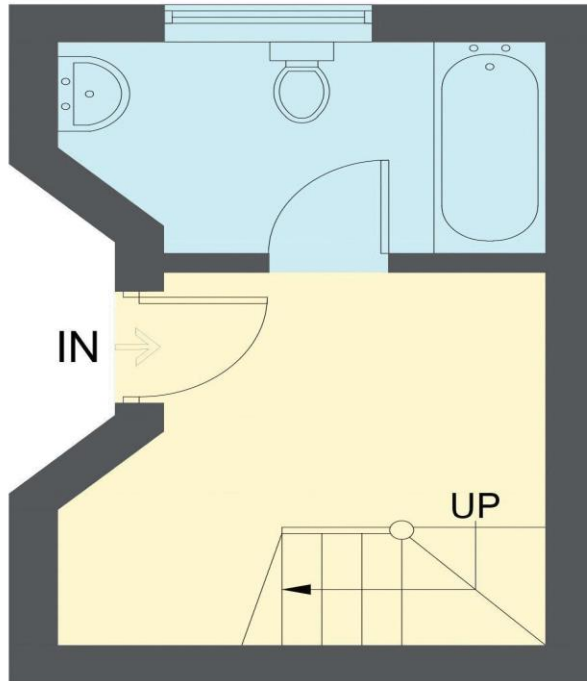
- 1 Bedroom Stone Built Town House
- 2 x Allocated Parking Spaces
- Light & Airy Double Bedroom
- Modern Kitchen & Bathroom
- Electric Heating & uPVC Double Glazing

- Well Presented with Neutral Decor Throughout
- Enclosed Rear Garden
- Excellent Amenities & Transport Links
- Freehold & No Chain
- Council Tax Band A & EPC Rating D

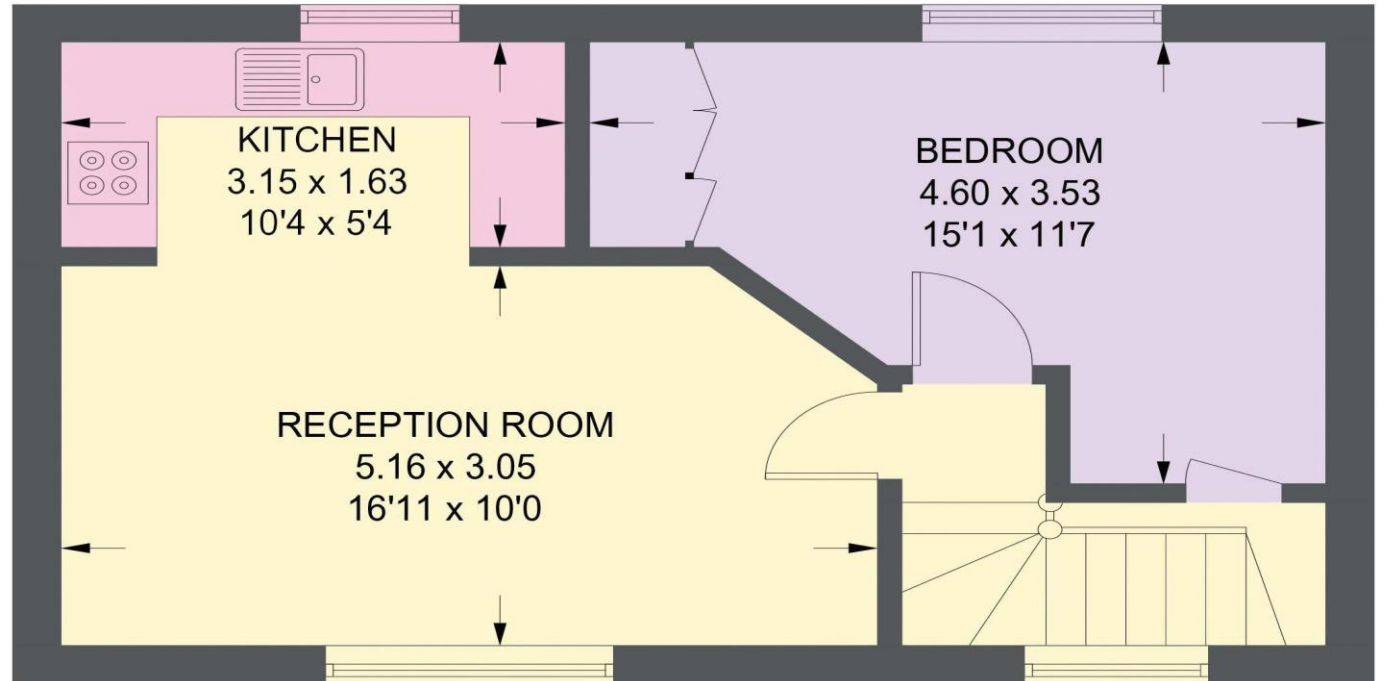


## 72 SWALLOW WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 51.7 SQ M / 556 SQ FT



**GROUND FLOOR**  
**13.4 SQ M / 144 SQ FT**



**FIRST FLOOR**  
**38.3 SQ M / 412 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.