



## 13 Worksop Road | Swallownest | S26 4WA

£120,000

Bell & Co Estates are pleased to present this beautiful MODERN Two Bedroom End Terraced Home in Swallownest. Perfect for the FIRST TIME BUYER or INVESTOR. In brief the property is set Over THREE FLOORS, this modern home in brief comprises of a spacious front facing Lounge, Dining Room with Juliet Balcony, lower ground floor Modern Kitchen with breakfast area, integrated appliances and plenty of cupboard and worktop space, MODERN fitted bathroom with wash basin and WC. Two DOUBLE first floor bedrooms. To the front of the property there is a forecourt and to the rear, a garden with a Patio and artificial Grassed area. A perfect SPACIOUS property that won't be on the market for long! Call us NOW to arrange a viewing!

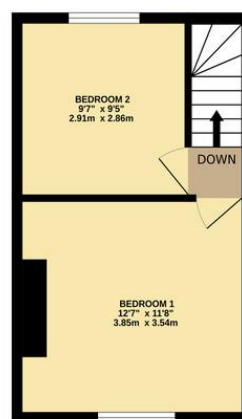
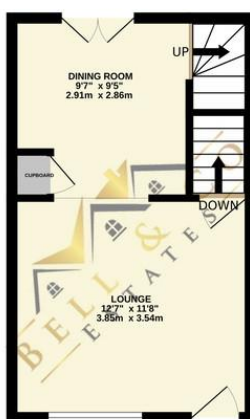
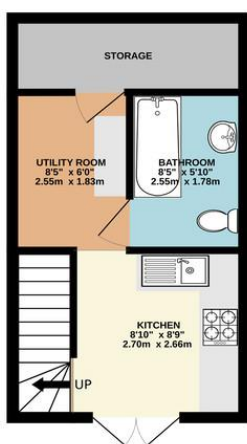
- Two Bedroom End Terraced
- Perfect First Time Buyers Home!
- Spacious Throughout
- Set Over Three Floors
- Lounge



**BASEMENT**  
251 sq.ft. (23.3 sq.m.) approx.

**GROUND FLOOR**  
267 sq.ft. (24.8 sq.m.) approx.

**1ST FLOOR**  
260 sq.ft. (24.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 778 sq.ft. (72.3 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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## Contact Details

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13 Worksop Road  
Swallownest  
SHEFFIELD  
S26 4WA

Energy rating

C

Valid until

16 June 2034

Certificate number

0320-2893-7360-2094-1975

**Property type**

End-terrace house

**Total floor area**

74 square metres

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