



12 Westcott Mews | Swallownest | S26 3YL

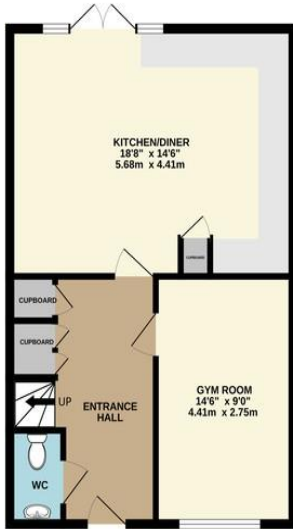
Guide Price £290,000 to £300,000

Bell & Co Estates are delighted to present this spacious, FOUR/FIVE BEDROOM Semi-Detached home in Aughton, set on a private road of just a handful of houses. In brief the property comprises of spacious Entrance Hallway with fitted understairs storage cupboards, downstairs WC with wash basin, multifunctional room which is currently being used as a gym but could be used as a Bedroom or Playroom. LARGE OPEN PLAN KITCHEN/DINER with integrated appliances and patio doors opening onto the rear garden. To the first floor is a rear facing good sized Lounge with Juliet balcony, DOUBLE BEDROOM, good sized single Bedroom and modern family Bathroom with shower over bath, wash basin and WC. To the second floor is a good sized single Bedroom and Master Bedroom with FITTED WARDROBES and Ensuite with shower cubicle, wash basin and WC. To the front of the property is a driveway with ample parking, side gate with access to the rear garden which has a patio area and artificial grass which is easy to maintain.

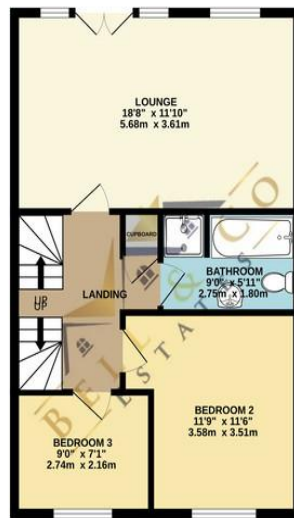
- Four Bedroom Semi Detached
- Spacious Throughout
- MODERN Kitchen with Dining Area
- Downstairs Multi-functional Room
- FOUR GOOD SIZED BEDROOMS
- Modern Family Bathroom



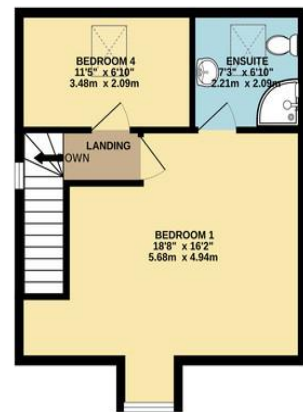
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 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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12, Westcott Mews
Aughton
SHEFFIELD
S26 3YL

Energy rating

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Valid until
13 May 2026

Certificate number
0358-2807-6951-9196-6315

Property type Semi-detached house

Total floor area 145 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