



Wesley Avenue,

welcome to

Wesley Avenue

Located in the sought after village of Swallownest is this three bedroom semi detached property which would ideally suit first time buyers. The accommodation in brief comprises: lounge/dining room and kitchen. Three bedrooms, bathroom. Gardens drive & garage.

Porch

Having an entrance porch.

Hallway

Radiator and stairs leads to the first floor accommodation.

Lounge/Dining Room

Having front and rear facing double glazed windows, two radiator and laminate flooring.

Kitchen

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven. Rear facing double glazed window and a side door leads to the outside.

Landing

Side facing double glazed window, radiator and loft access can be obtained.

Bedroom One

Front facing double glazed window and radiator.

Bedroom Two

Rear facing double glazed window and radiator.

Bedroom Three

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with mixer tap, wc and wash band basin. Heated towel rail, side and rear facing double glazed windows.

Driveway

There is a drive to the front of the property.

Gardens

There is lawned gardens to the front and rear of the property.



view this property online williamhbrown.co.uk/Property/CPK114969



welcome to

Wesley Avenue, Swallownest Sheffield

- Semi detached property
- Three bedrooms
- Lounge/Dining room
- Good access to local amenities
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114969



Property Ref:
CPK114969 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk