



**Wesley Avenue,**

william  
h brown

**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 hand 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.



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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**

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Property Ref:  
CPK114969 - 0003

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Please note the marker reflects the postcode not the actual property



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