

Marketing Preview



4 Wetherby Drive, Swallownest, Sheffield, S26 4NY

£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a quiet spot. Offering a large rear garden and off road parking. Also having a stylish kitchen and bathroom. Good road links to the M1 Motorway and close to great village amenities. Ideal for first time buyers or families alike!

SUMMARY

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PORCH

Enter via uPVC door into the porch with a ceiling light, radiator and window. Carpeted flooring and door to the lounge.

LOUNGE 11'11" x 14'2"

A bright and spacious reception room with white walls, carpeted flooring and a fireplace. Ceiling light, radiator and window. Stair rise to the first floor and door to the kitchen.

KITCHEN 11'11" x 9'10"

Fitted with high gloss wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Storage cupboard and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 11'10" x 9'11"

A double bedroom with white walls. Ceiling light, radiator and window to the front.

BEDROOM TWO 12'0" x 7'0"

A second generous sized single bedroom with white walls. Ceiling light, radiator and window to the rear.

BATHROOM 8'11" x 4'11"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a lawn area and driveway leading to the side.

To the rear of the property is a generous sized enclosed garden with a patio area, fencing and two sheds.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL
- ALARMED

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.


1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.

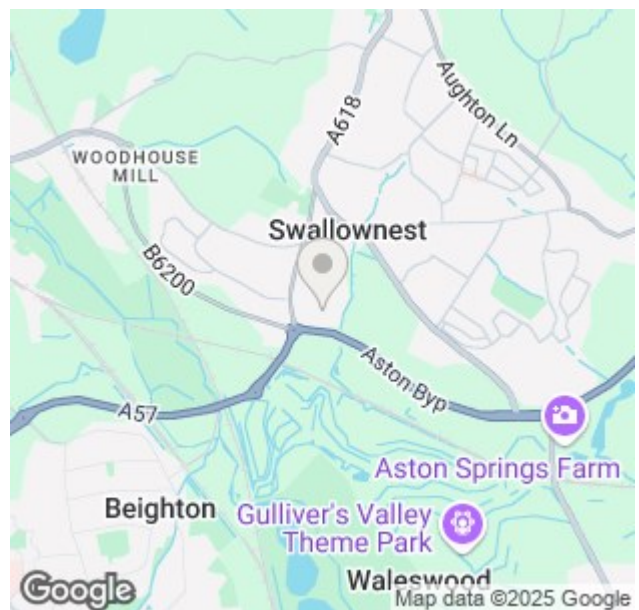


TOTAL FLOOR AREA: 589 sq.ft. (54.8 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>