

Marketing Preview



44 High Street, Swallownest, Sheffield, S26 4TU

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! Perfect for a first-time buyer or investor, this terraced property is ready for someone to put their own stamp on it. It has a modern fitted kitchen and bathroom, two bedrooms, and a rear garden. It is within walking distance of village shops, schools, and amenities, and has good road links to Sheffield, Rotherham, and the M1 Motorway.

SUMMARY

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Enter into the lounge area with a window to the front. It is open to the kitchen with modern units, access to the rear, cellar access, and a door to the stairway.

Stairs lead to the first-floor landing. There is a double bedroom to the front and a single bedroom to the rear. The property has a sizeable bathroom with a bath, shower cubicle, pedestal sink, and close-coupled WC.

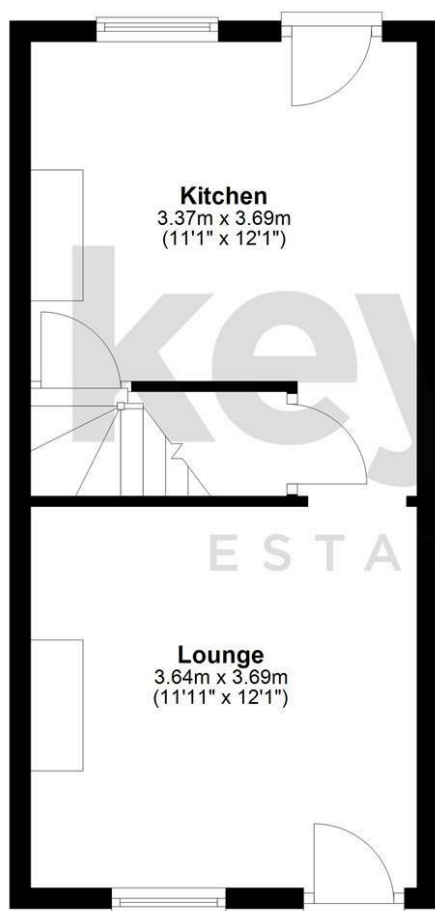
To the front, there is a low-maintenance pebbled area. The rear has an enclosed garden with a patio and pebbled area, and a gate to the rear of the houses which gives foot access to the road behind.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

