



**HUNTERS®**

HERE TO GET *you* THERE

19 Swift Road, Grenoside, Sheffield, S35 8RB

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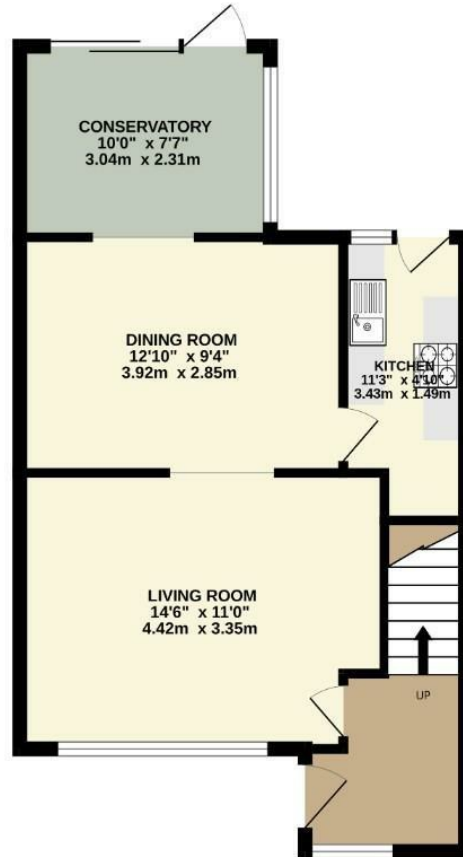
Guide Price £240,000

\*\*\*\*Guide Price £240,000 - £250,000\*\*\*\*

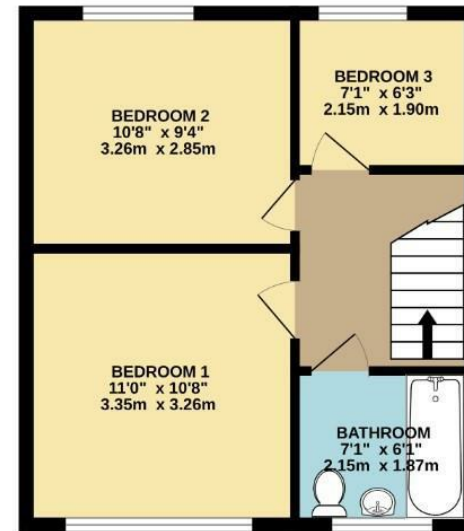
Hunters Hillsborough are delighted to present a simply stunning fully renovated family home situated on a quiet cul de sac in the popular village of Grenoside. Offering bright and spacious accommodation and a detached garage viewing is highly recommended. This three bedroom mid terrace has undergone extensive renovation works by the current vendor including a rewire, new fuse board, full re plaster, installation of Bi fold doors and newly fitted raised decking area. Entry via the front gate with a path leading down to the front porch, ideal for coats and boots. Through to the welcoming entrance hallway with stairs leading up to the first floor. Stunning open plan living with modern decor and new flooring throughout. The lounge has electrics for a wall mounted TV with access to the diner and a sun soaked conservatory/sun room. Finished to a high standard with Bi Fold doors leading out to the garden, this multipurpose room would be ideal as a playroom, office or sitting room to enjoy the garden views. Newly fitted kitchen with a range of wall and base units and a large under stairs storage cupboard. Integrated electric oven and hob with space for freestanding appliances, the washing machine and fridge freezer are available to purchase subject to further negotiations. Upstairs mirrors the ground floor with modern decor and spacious rooms. Master bedroom with large front facing window, further double bedroom to the rear and a single. Family bathroom with a bath, shower over bath, W/C and sink basin. Outside the property has a low maintenance front garden with slate pebbles and a garden path. To the rear is a newly fitted raised decking area, ideal to enjoy a morning coffee in the sunshine. The garden is mainly lawn and a patio area with a path leading down to a gate giving access to the garage and parking space at the rear accessed via Middleton Lane.

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GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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**Local Area**

The sought after district of Grenoside is an ideal location for commuters with easy access to the motorway network and regular public transport links. The village offers local shops, pubs, parks and schools with Grenowoods a favourite for walkers and family days out.

**General Remarks**

**TENURE**

This property is Leasehold with 734 years remaining there are no annual payments as the owner of the property automatically becomes the Freeholder.

**RATING ASSESSMENT**

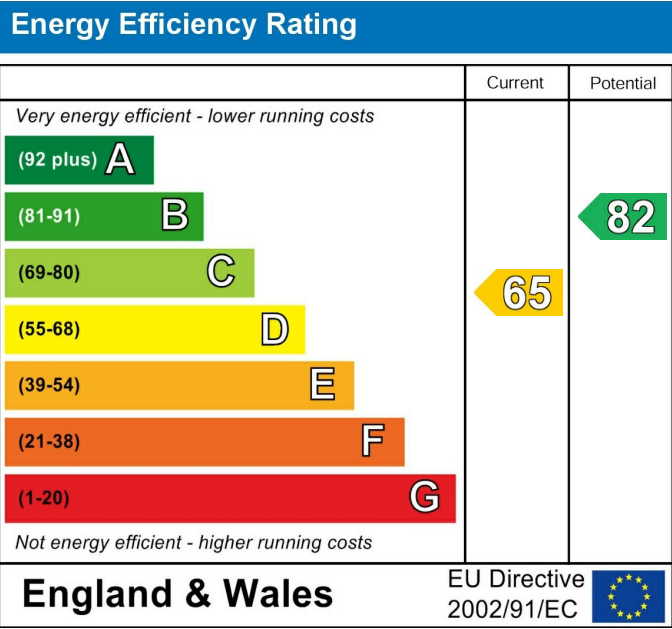
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**VACANT POSSESSION**

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







