

44 Alexandra Road, Swallownest, Sheffield, S26 4TB



GUIDE PRICE £205,000-£215,000 Spacious and very well presented throughout is this four bedroom detached property offering versatile and flexible living space including spacious lounge, modern kitchen, dining room, utility room and downstairs WC. Also having good sized garden with garden bar. There is uPVC double glazing and gas central heating.

£205,000 Guide Freehold

Side Lobby

Lounge - 3.62m x 4.2m (11' 11" x 13' 9")

Kitchen - 2.45m x 3.62m (8' x 11' 11")

Dining Room - 2.37m x 2.6m (7' 9" x 8' 6")

Utility - 2.39m x 1.2m (7' 10" x 3' 11")

Downstairs WC

Bedroom - 3.36m x 3.88m (11' x 12' 9")

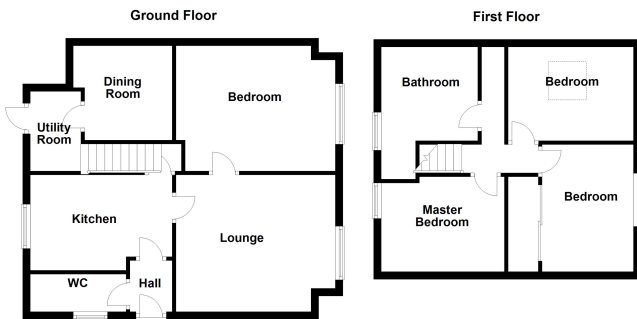
Bedroom - 2.76m x 3.63m (9' 1" x 11' 11")

Bedroom - 3.75m x 2.35m (12' 4" x 7' 9")

Bedroom - 1.74m x 3.22m (5' 8" x 10' 7")

Bathroom - 2.53m x 2.79m (8' 4" x 9' 2")

Garden Bar



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.
Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		