



Luterel Drive, Swallownest
Sheffield

Offers in the Region of
£180,000

Property Type: End of Terrace House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Tenure: Freehold

Council Tax Band: A

Occupying a generous plot, this well-proportioned three bedroom end terrace home offers an excellent opportunity for families seeking space, practicality and a welcoming environment. With bright and airy accommodation throughout, generous outdoor space and ample off-road parking, the property provides all the key ingredients for comfortable modern family living.

Property Reference: RB0377

- Three bedroom family home
- Generous and substantial plot
- Spacious dual aspect living/dining room with feature fireplace
- Well-appointed kitchen with pantry/storage cupboard
- Side porch leading to useful utility area
- Three good-sized, bright and cosy bedrooms
- Family bathroom with shower, W.C. and wash hand basin
- Large driveway and additional gravelled parking area
- Popular location close to local amenities and transport links
- Property Reference: RB0377



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Upon entering, you are welcomed into a bright entrance hallway which provides access to the principal ground floor accommodation. The living/dining room is a particularly impressive space, generously proportioned and flooded with natural light from dual aspect windows. A feature fireplace creates an attractive focal point, adding warmth and character, while the layout comfortably accommodates both seating and dining areas, making it ideal for everyday family life as well as entertaining guests.

The kitchen is well arranged and fitted to provide ample cupboard and worktop space, with room for a fridge and washing machine. A useful storage cupboard/pantry offers valuable additional storage for household essentials. To the side of the property, a porch area leads through to a practical utility area and provides convenient access to both the rear garden and the front of the property, enhancing the home's functionality.

To the first floor, there are three good-sized bedrooms, each bright and cosy with pleasant outlooks and flexibility for a growing family, guest accommodation or home working. The family bathroom is fitted with a shower, W.C. and wash hand basin, serving the bedrooms comfortably.

Externally, the property stands on a substantial plot. To the rear is a lawned garden complemented by a patio area, ideal for outdoor dining and enjoying the warmer months. To the front and side, a large driveway provides ample off-road parking for multiple vehicles, further enhanced by a spacious gravelled area offering additional flexibility.

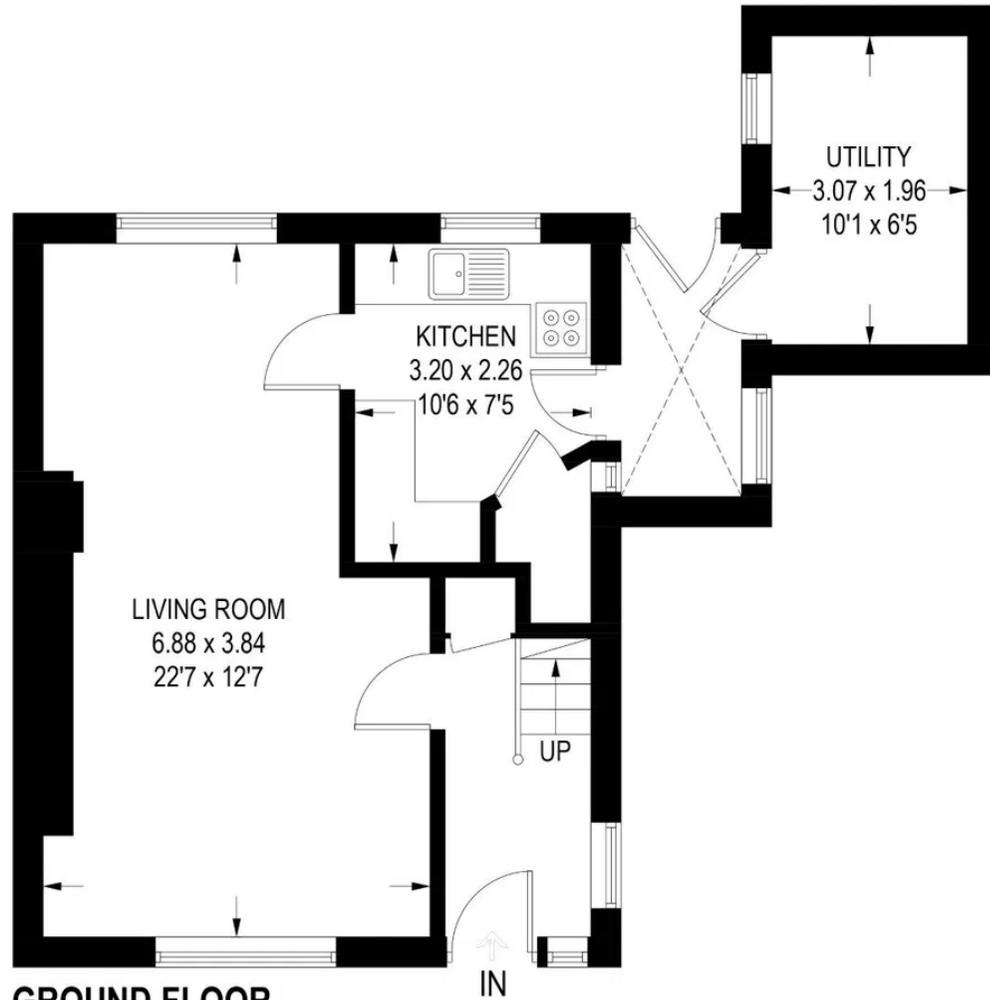
The property is situated in a well-regarded community known for its local shops, reputable schools and everyday amenities. The area is conveniently positioned for access to nearby Rotherham and Sheffield, with excellent transport links including the M1 motorway network, making it an ideal base for commuters whilst retaining a friendly neighbourhood feel.

In summary, this is a spacious and well-located three

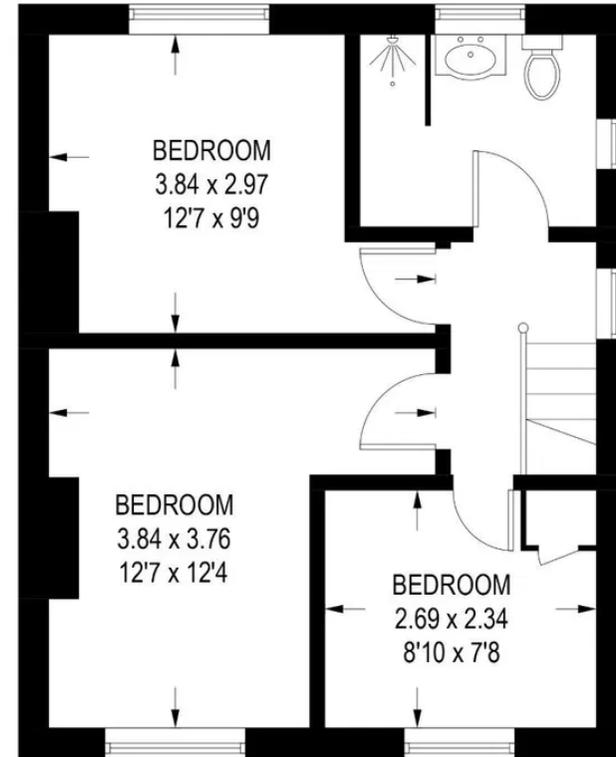


2 LUTEREL DRIVE

APPROXIMATE GROSS INTERNAL AREA = 84.9 SQ M / 913 SQ FT



GROUND FLOOR
47.6 SQ M / 512 SQ FT



FIRST FLOOR
37.3 SQ M / 401 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1278632)