



**54 Aughton Road | Swallownest | Sheffield | S26 4TH**

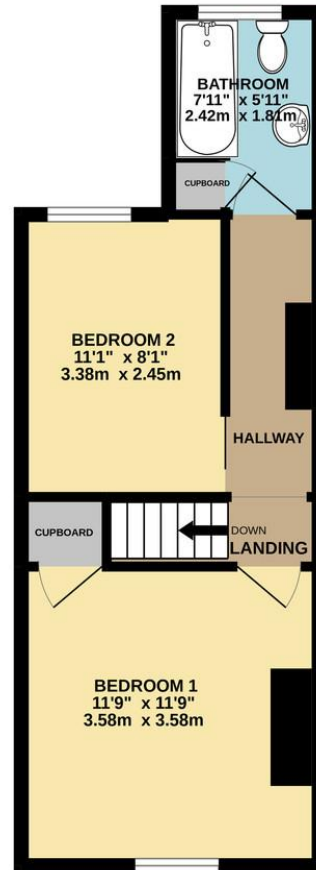
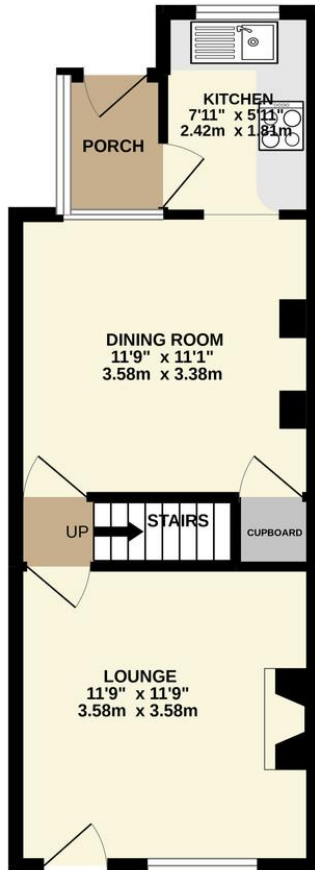
**Guide Price £130,000 to £140,000**

Bell & Co Estates are delighted to present this attractive two bedroom mid-terrace home, perfectly positioned in the ever popular area of Swallownest. Offering a fantastic opportunity for first-time buyers or investors alike, this home combines comfortable living with a highly convenient location close to local amenities, well-regarded schools and excellent transport links. Upon entering the property, you are welcomed into a cosy and inviting lounge, creating the perfect space to relax and unwind. This flows seamlessly through to the dining room, which offers a great area for entertaining family and friends, complete with useful under stairs storage. To the rear, the fitted kitchen provides ample worktop and cupboard space, making it both practical and functional for everyday living. Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering plenty of space and natural light, with one benefitting from built-in storage. The family bathroom is conveniently located and completes the first floor. Externally, the property boasts a low maintenance rear yard, finished with artificial grass, providing a private outdoor space to enjoy all year round with minimal upkeep required. This home is ideal for those looking to step onto the property ladder, offering a ready-to-move-into space with plenty of potential to make your own. Early viewing is highly recommended to fully appreciate the space, location and opportunity this lovely home has to offer.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



## Contact Details

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54 Aughton Road  
Swallownest  
SHEFFIELD  
S26 4TH

Energy rating

**D**

Valid until  
**17 April 2036**

Certificate number  
**9235-3061-4204-8506-3200**

**Property type** Mid-terrace house

**Total floor area** 63 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements