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ESTATE AGENTS

Marketing Preview















22 Sorby Road, Swallownest, Sheffield, S26 4SE

£190,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1








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** GUIDE PRICE £190,000 - £200,000** A fantastic opportunity to purchase this deceptively spacious three bedroom semi-detached property. Offering downstairs WC, off road parking and enclosed garden. Located on a quiet road with off road parking and an enclosed garden. Close to amenities and fantastic road links to the M1 Motorway! Ideal for first time buyers or families alike!

SUMMARY

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The downstairs WC comprises a WC and wash basin. The bright and spacious lounge features a feature fireplace, two windows to the front and a door leading through to the dining room. The dining room provides a great additional living space, with a window and an opening through to the kitchen. The kitchen is fitted with ample wall and base units, sink with drainer and tap, oven, hob and extractor fan. There is under-counter space for a washing machine and space for a full-height fridge/freezer. Further benefits include ceiling lighting, tiled flooring and a window. A door leads through to the conservatory, providing a useful additional space with tiled flooring and a door opening out to the rear garden.

Bedroom one is a good-sized double bedroom with fitted wardrobes and a window. Bedroom two is also a double bedroom with a window, while bedroom three is a single bedroom with a window. The bathroom comprises a bath, separate walk-in shower, wash basin and WC.

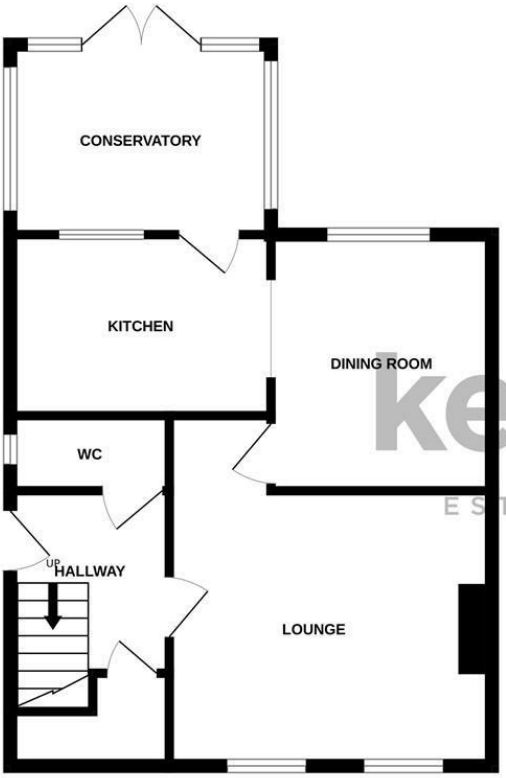
To the front of the property is a lawn and gated driveway which leads to front door.

To the rear of the property is a good sized enclosed garden with decked area, lawn and patio. Fencing to the boundary.

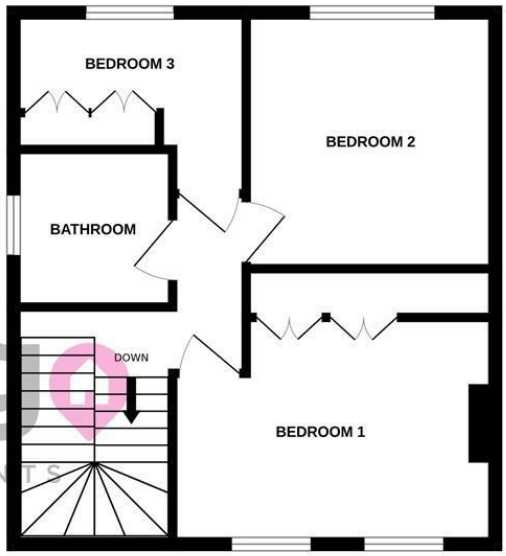
PROPERTY DETAILS

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

GROUND FLOOR



1ST FLOOR



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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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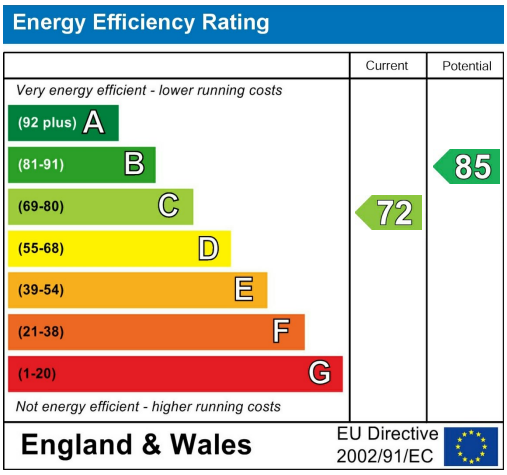



38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk