



72 Swallow Wood Road | Swallownest | S26 4SZ

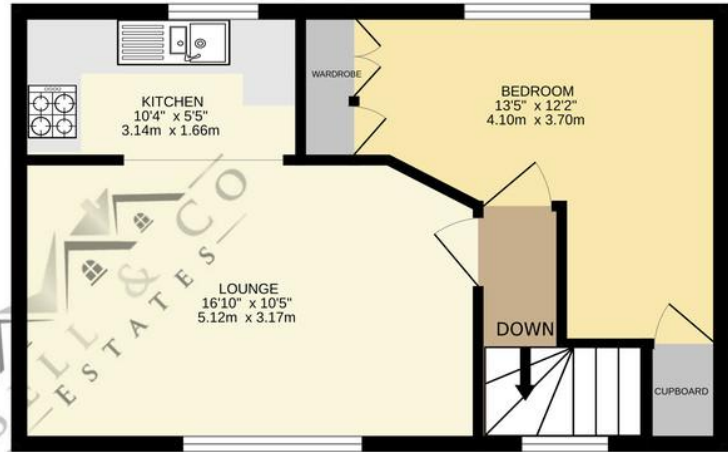
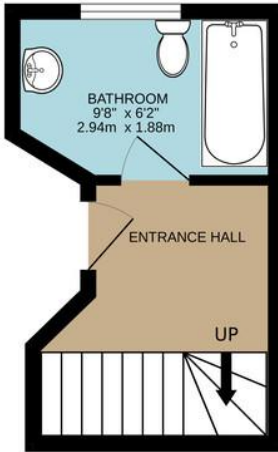
Guide Price £130,000 to £140,000

Bell & Co Estates are delighted to present this modern one-bedroom town house offering stylish and well-presented accommodation, making it the perfect choice for first-time buyers or those looking for a low-maintenance property. The property offers a contemporary layout throughout, with entrance hall with storage and access to the family bathroom, a bright and spacious lounge providing a comfortable living space ideal for relaxing and entertaining. The modern fitted kitchen with worktop and cupboard space along with integrated appliances is conveniently positioned and offers a practical space for everyday cooking. The accommodation includes a generous double bedroom with ample space for wardrobes and furnishings. Benefiting from allocated parking and rear garden, this property provides both convenience and practicality, while the low-maintenance design makes it an ideal home for those looking for easy living. Located close to a range of local amenities, shops, schools and excellent transport links, this fantastic property offers a superb opportunity for first-time buyers and investors alike. Early viewing is highly recommended, call Bell & Co Estates now.



BASEMENT
133 sq.ft. (12.3 sq.m.) approx.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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72, Swallow Wood Road
Swallownest
SHEFFIELD
S26 4SZ

Energy rating

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Valid until
25 November 2028

Certificate number
9354-2896-6498-9528-1845

Property type Ground-floor flat

Total floor area 51 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