



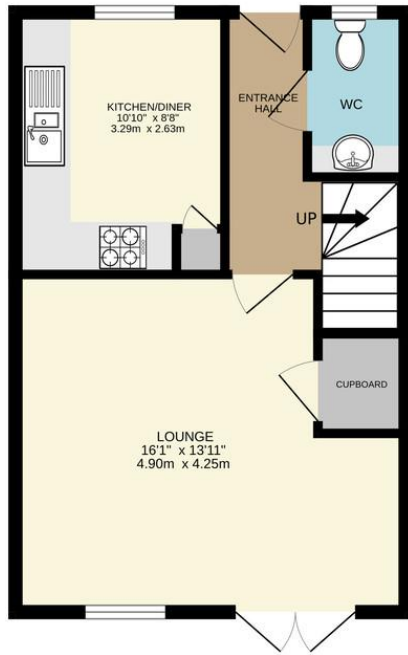
1 Camelia Mews | Swallownest | S26 4QB

Guide Price £220,000 to £230,000

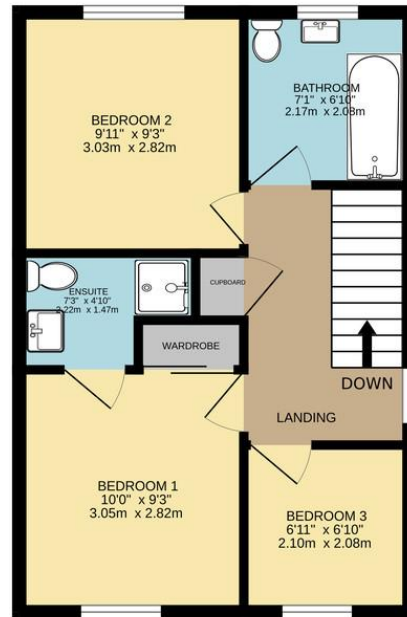
Bell & Co Estates are delighted to present this modern three-bedroom semi detached home, ideally situated within the highly popular area of Swallownest. Upon entering, you are welcomed into a spacious entrance hall, providing access to all ground floor accommodation. To the front of the property is a new fitted kitchen with all integrated appliances. To the rear is the generous lounge, the patio doors provide direct access onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A useful additional storage cupboard further enhances the practicality of the room. Completing the ground floor is a convenient downstairs WC. The first-floor landing provides access to all three bedrooms and the family bathroom. The master bedroom is a well-proportioned rear-facing room with built-in wardrobes providing excellent storage. The room also benefits from its own ensuite shower room. Bedroom Two is another good-sized bedroom positioned to the front of the property. Bedroom Three is a versatile room overlooking the rear of the property. Completing the first floor is the modern family bathroom, featuring a contemporary three-piece white suite. To the rear is a great size private garden, thoughtfully designed with a combination of decking, lawn and patio areas. The property also benefits from two allocated parking spaces directly outside. Early viewing is highly recommended to fully appreciate the accommodation, position and lifestyle this superb home has to offer. Call Bell & Co Estates today to arrange your viewing.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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1 Camelia Mews
Swallownest
SHEFFIELD
S26 4QB

Energy rating

C

Valid until

6 February 2032

Certificate number

2517-3218-5713-3009-1111

Property type

Semi-detached house

Total floor area

75 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 are 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