

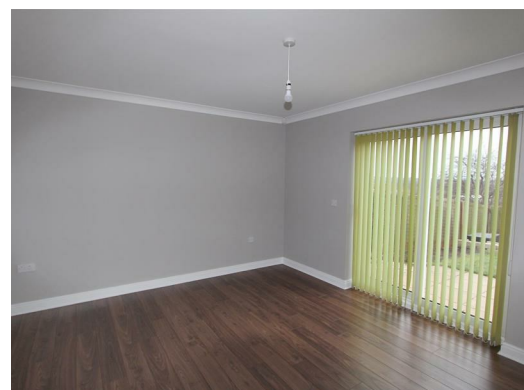


Swallow Wood Road, Sheffield S26 4SZ

£950 Per Calendar Month

****Available from 14th September 2026****

SK Estate Agents are pleased to offer to the market TO LET, this beautifully presented 3 bedroomed, end townhouse. Located on the popular Aston Manor Estate and being in close proximity to a good range of amenities including, local shopping facilities, transport links, good schooling and with easy access to the M1 motorway. The property in brief comprises: Entrance hallway, kitchen/diner, lounge, downstairs WC, three bedrooms, primary with en-suite, family bathroom and enclosed rear garden. With gas central heating and UPVC double glazing throughout, an early viewing is advised to avoid disappointment.



Entrance

Entry via front-facing slate grey composite door into entrance hallway having ceramic tiling to the floors, gas central heating radiator, carpeted stairs rising to first floor, and useful under stairs storage cupboard.

Kitchen/Diner

Modern kitchen fitted with a good range of aubergine and cream coloured high gloss wall and base units with contrasting wooden work surfaces which incorporate one and half bowl stainless steel sink and 4 ring gas hob with electric oven below and extractor above. Benefiting from integrated fridge, freezer, slimline dishwasher and space and plumbing for washing machine. Also having ceramic tiled flooring, gas central heating radiator and front-facing UPVC double glazed window. Space for dining table and chairs.

Lounge

A good-sized rear-facing lounge having UPVC double glazed patio doors providing access to the private rear garden, laminate flooring, gas central heating radiator, TV and aerial points.

WC

Useful downstairs WC having pedestal wash hand basin with mirror above, WC, gas central heating radiator, and ceramic tiled flooring.

Bedroom One

Well-presented double bedroom befitting from useful fitted wardrobes, carpeted flooring, gas central heating radiator, and front-facing UPVC double glazed window. Door provides access to en-suite.

En-Suite

Modern shower room fitted with corner shaped shower enclosure, wash hand basin with mixer tap and low flush WC. Having heated chrome towel rail, airing cupboard housing the combination boiler, tiled flooring, tiling to the splash back areas and front-facing UPVC double glazed obscure window.

Bedroom Two

A good-sized bedroom benefiting from laminate flooring, gas central heating radiator and rear-facing UPVC double glazed window with view over the garden.

Bedroom Three

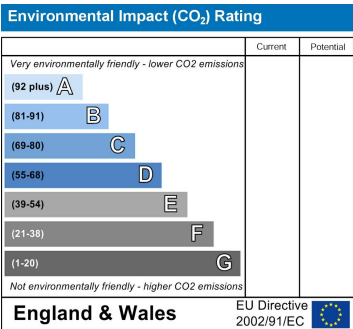
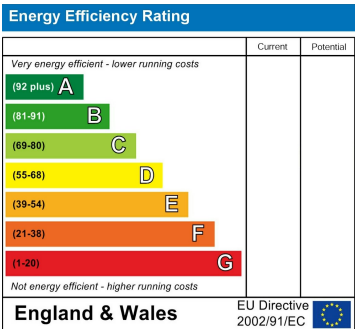
Third bedroom benefiting from fitted wardrobes, carpeted flooring, gas central heating radiator and rear-facing UPVC double glazed window with views over the garden.

Bathroom

Well-presented fitted bathroom comprising: paneled bath with shower off the taps and screen to one side, wash hand basin with mixer tap, low flush WC and heated chrome towel rail. Having aqua boarding to the splash back ares and laminate flooring.

Outside

To the front of the property lies a path leading to the front entrance door with lawned areas to the front and side of the property. To the side of the property there is space for off road parking for two vehicles. To the rear of the property lies a private and enclosed garden having a paved patio area, an area laid to lawn and a wooden storage shed.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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