



25 Waleswood View | Swallownest | Sheffield | S26 2DT Guide Price £170,000 to £180,000

Bell & Co Estates are delighted to present this spacious two bedroom semi detached property, located in the popular residential area of Swallownest, offered with no chain. Well proportioned throughout, this home would be ideal for first-time buyers, downsizers, or investors alike. The ground floor offers a bright and welcoming lounge, providing a comfortable space to relax, alongside a separate dining room, perfect for family meals or entertaining. The layout offers flexibility and a sense of space, making it well suited to modern living. Fully fitted kitchen, with rear door access into the garden, providing plenty of worktop and cupboard space with pantry under the stairs. To the first floor are two generous double bedrooms, both benefiting from ample space for bedroom furniture. The accommodation is completed by a well-appointed family bathroom, featuring a bath and wash basin with separate WC, offering both convenience and practicality. Externally, the property benefits from off-road parking to the front, while to the rear is a private garden, providing an ideal space for outdoor dining, entertaining, or enjoying the warmer months. Situated close to local amenities, schools, and transport links, this property is ideally positioned within a sought-after location. Offering spacious accommodation, excellent outdoor space, and off-road parking, this home presents a fantastic opportunity. Viewing is highly recommended to fully appreciate the space and location this property has to offer. Call Bell & Co Estates now to arrange your viewing.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



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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.