



26 Pagenall Drive | Swallownest | S26 4UJ

Guide Price £170,000 to £180,000

Bell & Co Estates are delighted to present to the market this well-presented three-bedroom end-terraced home which offers spacious accommodation across two floors, making it an ideal purchase for first-time buyers, couples and families alike, situated in the popular residential area of Swallownest. The ground floor welcomes you into an entrance hall, leading through to a generously sized front facing lounge, providing a comfortable space to relax and unwind. To the rear, the kitchen/diner offers ample room for both cooking and entertaining, with a practical layout suited to everyday family life. This room also provides convenient access to the private rear garden and side access. To the first floor, the property boasts three bedrooms, including two well-proportioned double bedrooms and a further single bedroom, offering flexibility for a child's room, home office or guest accommodation. A modern family bathroom, with shower over bath, wash basin and WC, completes this floor. Externally, the property benefits from a generous enclosed rear garden, featuring a lawned area, paved patio seating space and a useful garden shed, creating an ideal setting for outdoor dining, entertaining and family enjoyment. To the front, a spacious driveway provides off-road parking, complemented by a neat and low-maintenance frontage. Located in Swallownest, the property is well placed for local amenities, shops, schools and transport links, with convenient access to the surrounding areas and Sheffield. Early viewing is highly recommended to appreciate the space, practicality and outdoor areas this attractive home has to offer. Contact Bell & Co Estates Now!



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.

With every attempt has been made to ensure the accuracy of the figures 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 for 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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26 PAGENALL DRIVE
SWALLOWNEST
ROTHERHAM
S26 4UJ

Energy rating

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Valid until
15 April 2031

Certificate number
9520-9049-0840-6002-1933

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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