

Rother View Gardens,Swallownest Sheffield S26 4SB

william h brown

welcome to

Rother View Gardens,Swallownest Sheffield

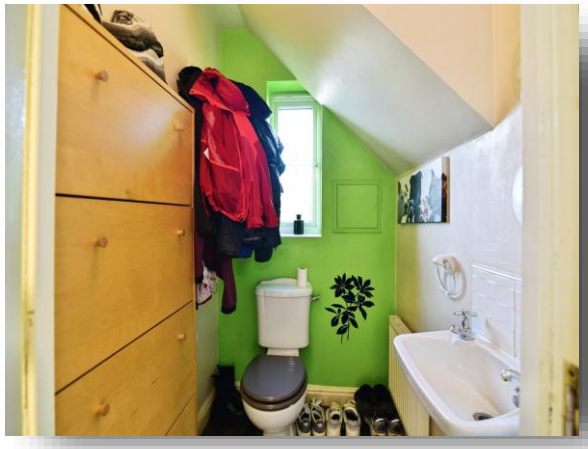
A three-bedroom detached home in Swallownest, offering a lounge, kitchen, dining room and wc. basement room and utility. Three bedrooms, master en-suite and bathroom. Garage, driveway and access to local shops, schools and transport. Viewings recommended.













Hall
Having an entrance door, radiator and front facing double glazed window.

Wc
Having a wc and wash hand basin in. Radiator and side facing double glazed window.

Lounge
Front facing double glazed window and radiator.

Kitchen
Having a range of wall and base units inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Space and plumbing for a washing machine. Rear facing double glazed window and radiator.

Dining Room
Rear facing double glazed window and radiator.

Landing
Side facing double glazed window and loft access can be obtained.

Bedroom One
Two front facing double glazed windows, radiator and wardrobes.

En-Suite
Having a WC and wash hand basin, shower cubicle, radiator and front facing double glazed window.

Bedroom Two
Rear facing double glazed window and radiator.

Bedroom Three
Rear facing double glazed window and radiator.

Bathroom
Bath with mixer tap attachment, wc and wash hand basin. Radiator and rear facing double glazed window.

Bedroom Four

Utility
Having space for a washing machine and dryer. Sink unit with tiled splash back and radiator.

Garden
Having a lawned rear garden with a decked seating area.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CPK114823



welcome to

Rother View Gardens, Swallownest
Sheffield

- Three bedrooms
- Detached property
- Three story
- Sought after area
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114823

The Property Ombudsman

Property Ref:
CPK114823 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk