



FREEHOLD

House - Semi-Detached

# MANVERS ROAD, SWALLOWNEST, S26

Asking price

# £175,000

## FEATURES

- Larger-than-average rear garden with private al fresco patio, perfect for entertaining
- Bright and spacious living room with direct garden access
- Two generous double bedrooms and a stylish family bathroom
- Modern kitchen and décor throughout, ready to move straight into



**HIGHGATES**  
SALES & LETTINGS

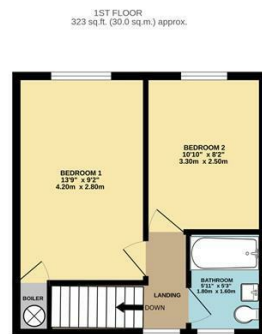
# 2 Bedroom House - Semi-Detached located in Swallownest

Stylish Two-Bedroom Semi-Detached with Exceptional Garden.

This beautifully presented semi-detached home offers modern living throughout and is perfect for first-time buyers looking for a property they can move straight into. The ground floor features a bright and welcoming living room, which opens directly onto an impressive al fresco patio area; the ideal spot for outdoor dining and entertaining. Beyond the patio lies a larger-than-average rear garden, beautifully maintained and offering a peaceful and private space to enjoy year-round.

Inside, the home boasts two generous double bedrooms, a stylish family bathroom, and the added convenience of a downstairs WC. The kitchen is well appointed, complementing the modern décor that flows throughout the property.

Swallownest sits on the Southeastern outskirts of Sheffield and is well-regarded for its friendly community feel and convenient location. Day-to-day essentials are close at hand, with a range of local shops, cafés and takeaways in the village, while nearby Aston and Woodhouse provide a wider choice of amenities.



53 MANVERS RD, SWALLOWNEST, SHEFFIELD S26 4UB  
TOTAL FLOOR AREA - 703 sq.ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts 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, materials and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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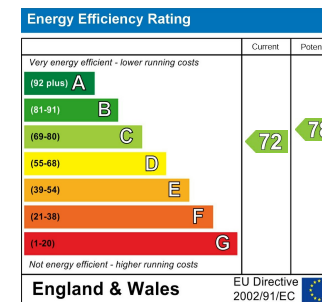
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**Council Tax Band**

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Agents Note: Whilst every care has been taken to prepare these 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.