



Price Guide £170,000 Freehold

81 WESLEY AVENUE | SWALLOWNEST | SHEFFIELD | S26 4UU

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £170,000-£180,000\*

PERFECT FOR FIRST TIME BUYERS. Nestled in the charming area of Swallownest, Sheffield, this delightful semi-detached house on Wesley Avenue offers a perfect blend of comfort and convenience. The location is ideal for first-time buyers, providing easy access to local amenities, schools, and transport links, making it a wonderful place to call home.

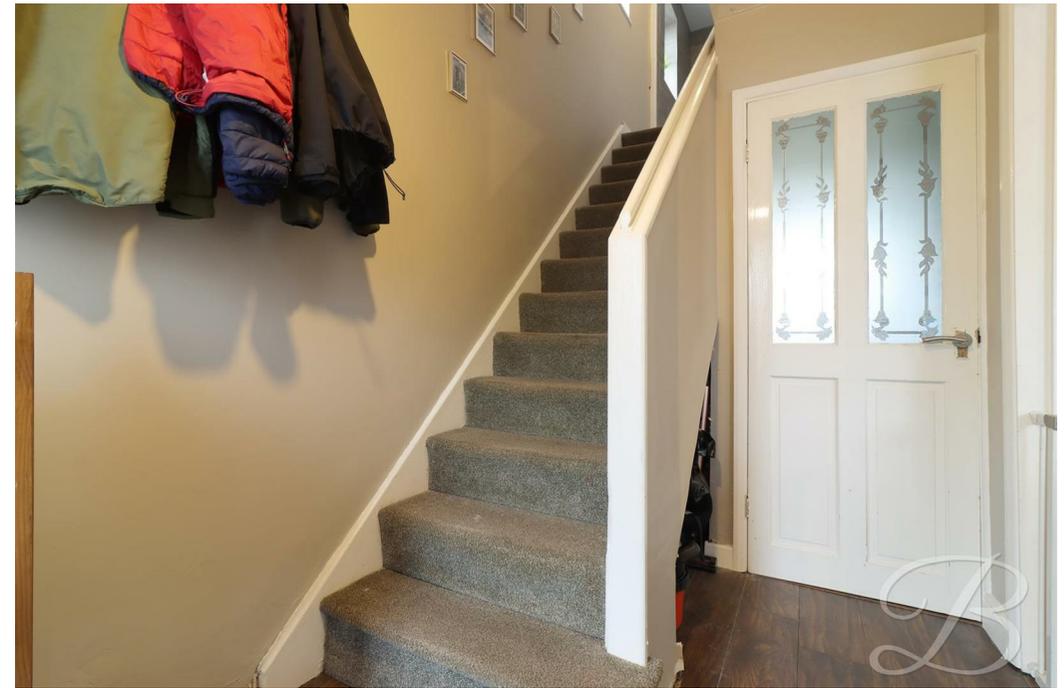
Upon entering the property, you are greeted by a welcoming open plan reception room that serves as a versatile space for relaxation or entertaining guests. The ground floor also features a well-appointed kitchen, which is both functional and inviting, allowing for enjoyable meal preparations. Completing the ground floor is a bright and airy conservatory which gives access to the rear garden - bringing the outside inside.

Moving upstairs, you will find three generously sized bedrooms, each offering a blank canvas to make your own. The bedrooms are well-proportioned, making them suitable for families or individuals seeking extra space. The bathroom is conveniently located on this floor, providing essential facilities for daily living by a modern three piece suite.

Outside, the property boasts a modest garden area, perfect for enjoying the fresh air or hosting summer barbecues. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community. Not to mention off street parking is available to the front of the property.

Call now to arrange a viewing!





**Hall**  
Window to the front and access into;

**Kitchen 12'5" x 6'9"**  
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances along with further space and plumbing for additional appliances such as a washing machine/tumble dryer. Fitted with a window to the rear and a window to the side elevation.

**Dining Room 12'5" x 9'5"**  
Versatile reception area with carpeted flooring, central heating radiator and a window to the front elevation.

**Lounge 12'5" x 11'6"**  
Spacious living area with carpeted flooring,

central heating radiator and double doors leading through to the conservatory.

**Conservatory 9'6" x 8'0"**  
Bright and airy space with surrounding windows and french doors opening into the rear garden.

**Landing**  
Window to the side elevation along with leading access into;

**Bedroom One 12'6" x 12'4"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

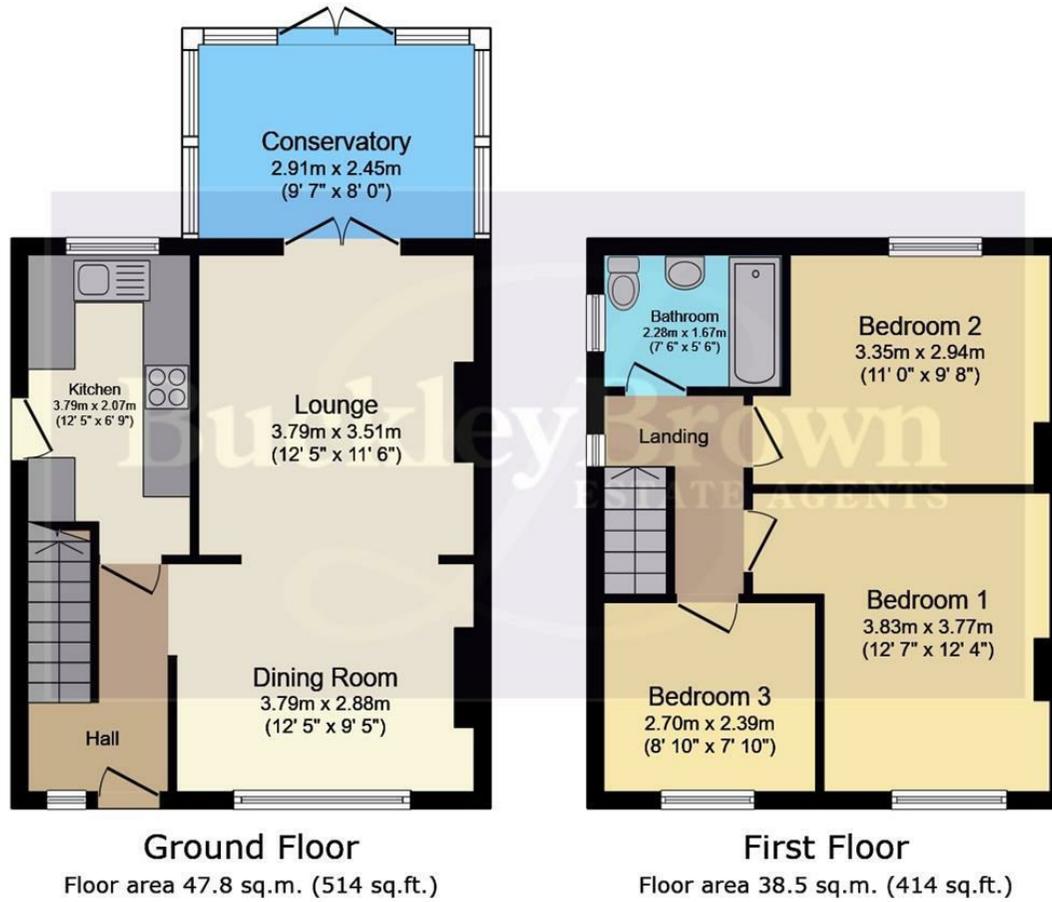
**Bedroom Two 10'11" x 9'7"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Three 8'10" x 7'10"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

**Bathroom 7'5" x 5'5"**  
Modern three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. window to the side elevation.

**Outside**  
Low maintenance frontage with a private driveway allowing for off road parking whilst the rear garden offers a well kept lawn, patio area and fence surround.





**Total floor area: 86.2 sq.m. (928 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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