



## 105 Swanbourne Road

Parson Cross, Sheffield, S5 7TQ

**Guide price £110,000**



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GUIDE PRICE £110,000-£120,000

**NO CHAIN!** This two bedroom mid terrace is perfect for someone starting on the ladder or a buy to let investor.

Including, lounge, kitchen, utility area, two bedrooms, bathroom, garden and space for a car on the front.

Situated in Parson Cross, it is ideal for commuters using the m1 links or needing bus routes into Sheffield City Centre. Local amenities include, supermarkets, doctors, restaurants, pubs and schools all within walking distance.

COUNCIL TAX BAND A  
FREEHOLD

### Entrance Hallway

External door leading into hallway. Stairs leading to the first floor landing. Door into the lounge.

### Lounge

Front facing window, door leading into the kitchen.

### Kitchen

Modern wall and base units with space for fridge freezer, oven, hob with extractor fan and sink with drainer. Rear facing window. Door into the rear porch area and utility area.

### Utility area/porch

Space for a washing machine and dryer. Rear external door into the garden.

### Bedroom One

Space for a double bed and wardrobes. Front facing window. Built in dressing/wardrobe area.

### Bedroom Two

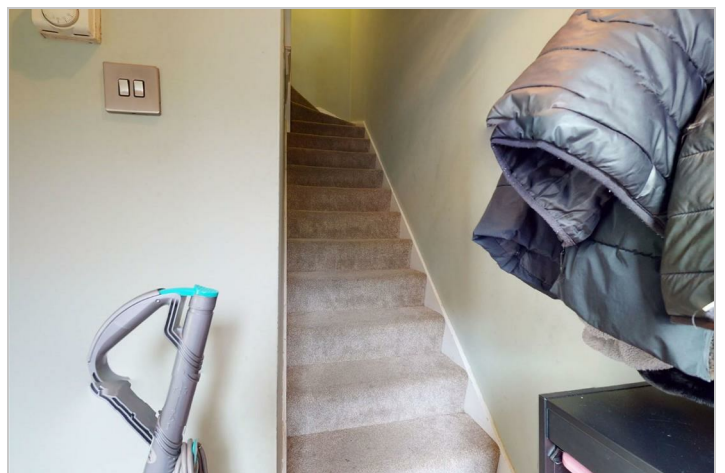
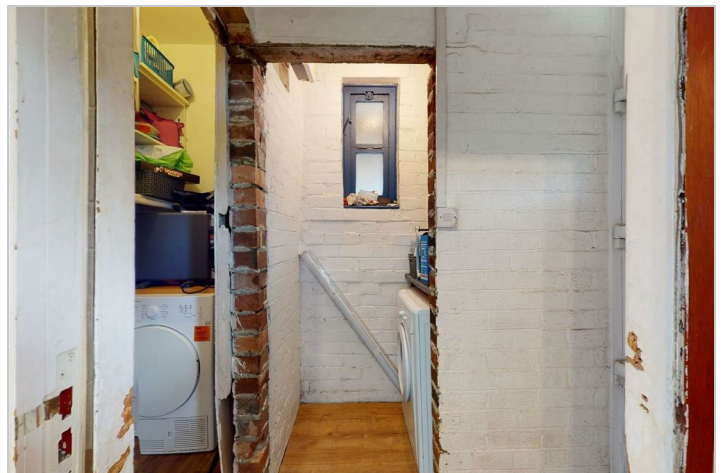
Space for a double bed and wardrobes. Rear facing window.

### Bathroom

Rear facing window. WC, pedestal floating sink and bath with shower over.

### Exterior

To the front of the property there is space for a car with path to the front door. To the rear of the property there is a decked area, lawn area and patio with space for a shed.



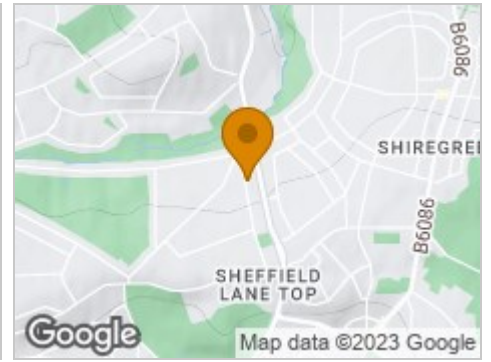
## Road Map



## Hybrid Map



## Terrain Map



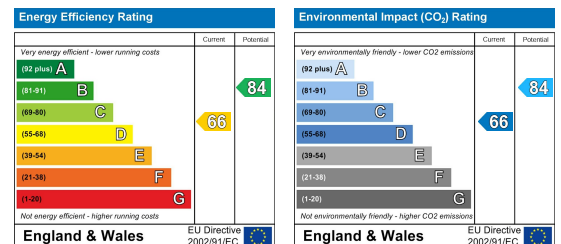
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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