



Collingham Road, Swallownest, S26

Asking Price £180,000

- NO CHAIN
- FREEHOLD
- TWO BEDROOM END TERRACE
- GENEROUS SIZE PLOT
- OPEN PLAN FAMILY LIVING
- LARGE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A £1,546.40

Collingham Road, Swallownest, S26

Offered to the market with NO ONWARD CHAIN, this beautifully presented end-terrace home occupies a generous plot and has been thoughtfully improved throughout, benefiting from a new family bathroom, new radiators, and new carpets. Further enhancing its appeal is off-road parking for multiple vehicles, with excellent additional space that could be well suited to those with a motorhome or similar larger vehicle, alongside a large enclosed rear garden and a charming summer house. Perfectly suited to first-time buyers, downsizers, and investors alike, the accommodation briefly comprises a welcoming open-plan family living space, featuring a cosy lounge and breakfast kitchen, creating an ideal setting for both everyday living and entertaining. To the first floor are two well-proportioned double bedrooms and a stylish, modern family bathroom. Externally, the property enjoys a generous plot with versatile outdoor space, offering buyers the opportunity to tailor the area to their own lifestyle and requirements. Ideally positioned close to local amenities, scenic walks, and excellent motorway links, this fantastic home combines convenience, comfort, and future potential in equal measure. An early viewing is highly recommended to fully appreciate the space, presentation, and opportunity this wonderful home has to offer.



Council Tax Band: A



ENTRANCE

Enter the property via a partially obscure glazed composite entrance door, opening into the open-plan family living space.

OPEN PLAN FAMILY LIVING

Forming the heart of the home, this impressive open-plan space seamlessly combines the lounge and breakfast kitchen, creating a bright and versatile environment ideal for both relaxing and entertaining.

BREAKFAST KITCHEN

Fitted with an attractive range of cream gloss wall, base and drawer units complemented by work surfaces and matching upstands. Incorporating a one-and-a-half bowl sink and drainer positioned beneath a uPVC double-glazed window to the front elevation, the kitchen also benefits from integrated appliances including an oven, hob with glass splashback, fridge freezer and washing machine. A breakfast peninsula with seating provides the perfect spot for informal dining and morning coffee, whilst wood-effect flooring and a ceiling light point complete the space.

LOUNGE

A generously proportioned reception space featuring wood-effect flooring, a contemporary vertical radiator and ceiling light point. uPVC double doors open onto the rear garden, flooding the room with natural light and creating an excellent connection between the indoor and outdoor spaces, ideal for relaxing and entertaining. Stairs rise to the first-floor accommodation.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious double bedroom enjoying a pleasant rear aspect via a uPVC double-glazed window. The room benefits from carpeted flooring, a ceiling light point and a contemporary vertical central heating radiator. A useful nook adds further appeal, offering a versatile area that can be adapted to suit a buyer's individual requirements, whether as a dressing space, home office area or additional storage.

BEDROOM TWO

Currently utilised as a dressing room, this versatile space offers excellent flexibility and

can easily be adapted to suit a buyer's individual needs, whether as a second bedroom, home office or hobby room. Benefiting from a uPVC double-glazed window to the front elevation, the room also features carpeted flooring, a ceiling light point and a central heating radiator.

FAMILY BATHROOM

Newly fitted and beautifully appointed, this contemporary bathroom has been finished to a high standard and comprises a panelled bath with both a wall-mounted shower attachment and overhead rainfall shower. Stylish black fittings are complemented by a modern black grid shower screen, creating a sleek and on-trend finish. Further benefitting from a WC and countertop wash basin with storage beneath, the room is enhanced by herringbone-effect flooring, fully tiled walls, recessed ceiling spotlights and a contemporary vertical central heating radiator. A solid door opens to a useful storage cupboard, while an obscure uPVC double-glazed window to the front elevation provides natural light whilst maintaining privacy.

FIRST FLOOR LANDING AND STAIRS

Having carpeted flooring and a ceiling light point, the landing provides access via solid internal doors to both bedrooms and the family bathroom. There is also loft hatch access to a partially boarded loft space with power, offering useful additional storage.

OFF ROAD PARKING AND FRONT GARDEN

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, alongside a lawned garden with fenced boundaries. The additional space to the side, currently utilised as a workspace, offers excellent versatility and can be adapted to suit a buyer's individual requirements, whether for continued use as a work area, additional outdoor living space, or the installation of a summer house or home office. The side plot is also of a size that could comfortably accommodate a motorhome or similar larger vehicle. Subject to the necessary consents, the plot may also offer potential for further development or extension. A gated side access leads through to the rear garden.

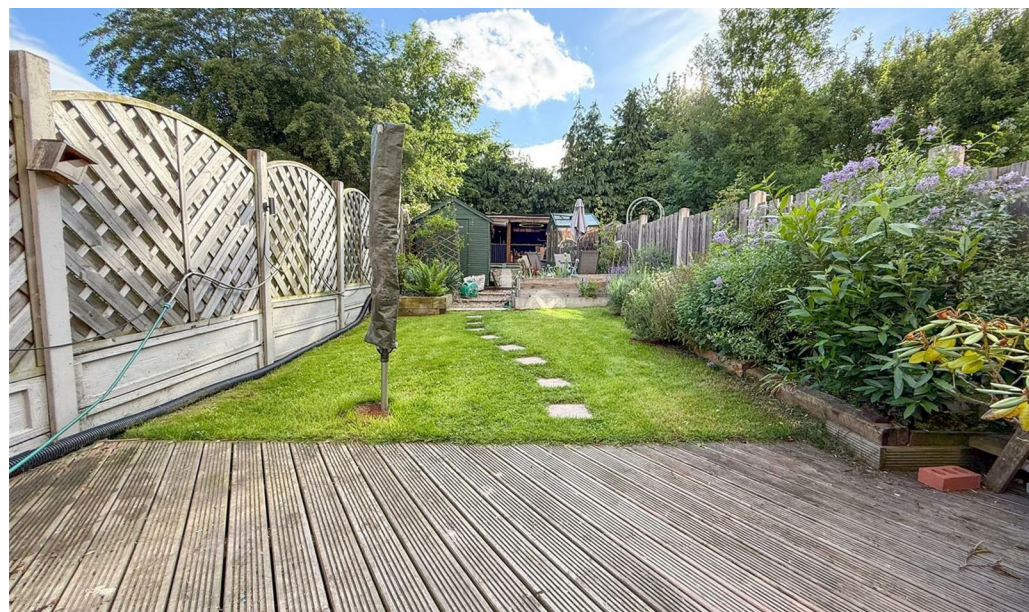
REAR GARDEN

Enjoying a good degree of privacy and enclosed by fenced boundaries, the rear garden has been thoughtfully designed to provide a variety of spaces for relaxing and

entertaining. Immediately accessed via the lounge's double doors is a decked seating area, ideal for al fresco dining. This leads onto a well-maintained lawn with mature shrub and planted borders, whilst a paved pathway guides you to a further section of the garden featuring a pebbled area, raised planting beds and an additional seating space. The garden is further enhanced by a storage shed and greenhouse and continues to a charming summer house with outside power, creating the perfect spot to unwind on a summer's evening.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

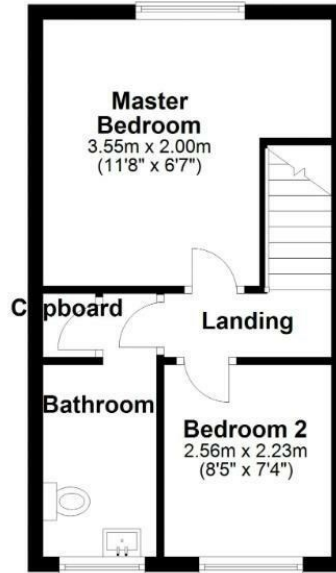




Ground Floor
Approx. 27.5 sq. metres (295.8 sq. feet)

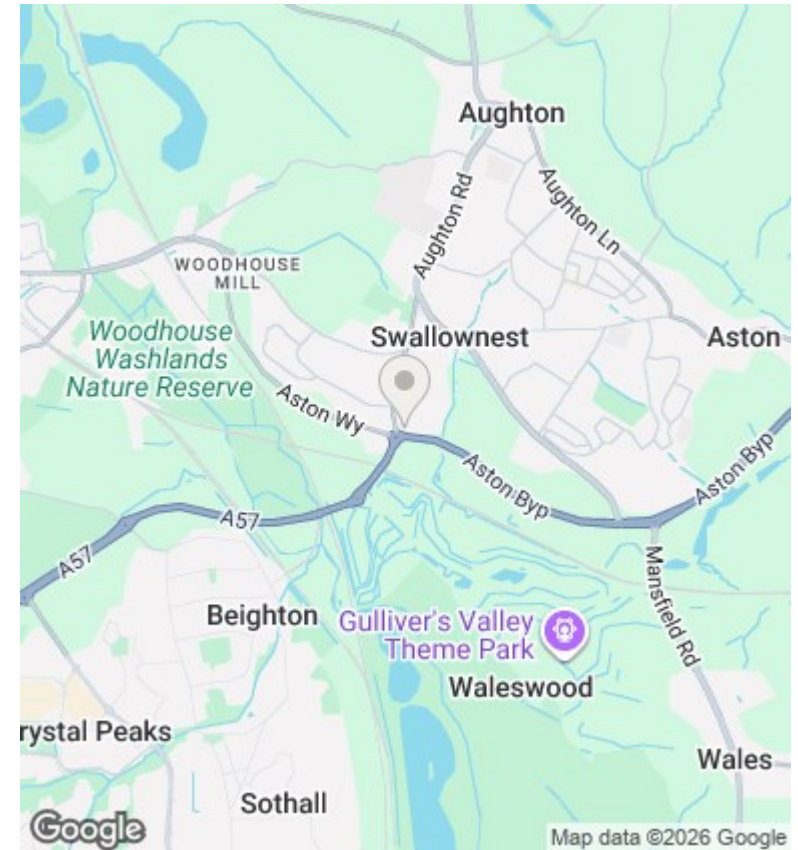


First Floor
Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

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