

**FOR SALE**



**Manvers Road, Swallow Nest**  
**Guide Price £170,000**

  
**MARTIN&CO**





## Manvers Road, Swallow Nest

2 Bedrooms, 1 Bathroom

Guide Price £170,000

- Semi detached
- Two bedrooms
- Generous garden
- Cul de sac position
- Well appointed

GUIDE PRICE £170,000 - £180,000. Located in the popular area of Swallownest, Manvers Road presents a straightforward and well-maintained semi-detached home with generous proportions throughout. Ideal for those looking for practical living in a convenient spot, the property offers a mix of modern features and a larger-than-average rear garden, making it suitable for both first-time buyers and those downsizing.

The property opens into a smartly finished kitchen which has been fitted with a range of high gloss grey units, giving it a modern feel. Integrated appliances and ample cupboard space make the kitchen functional and tidy, with enough worktop area for day-to-day cooking. At the back of the property is the lounge/dining room, a bright and good-sized space that overlooks the garden. A feature fireplace with a gas fire adds a focal point to the room, and there's plenty of room for both living and dining furniture. Upstairs, the property continues to make a good impression. Both bedrooms are genuine doubles, meaning there's no compromise on sleeping or storage space. The main bedroom is front-facing and well-proportioned, with room for wardrobes and drawers. The second bedroom looks out over the rear garden and is ideal as a guest room, children's room, or even a home office. The family bathroom is fitted with a white three-piece suite including a panelled

bath with shower, pedestal wash basin and WC. It's simply styled and well-kept. Externally, the property offers more than first meets the eye. The front garden is enclosed and finished with low-maintenance materials, which could appeal to those wanting an easy-to-manage outdoor space. There's also a parking space to the front, adding convenience. The rear garden is larger than average for this type of home and is set out in sections. A paved patio directly behind the house provides space for outdoor seating or dining, while a pebbled area leads to a central lawn. At the far end of the garden, a rubber-chipped area gives flexibility – ideal for children's play equipment or a further seating zone. Swallownest is a popular area on the southeastern edge of Sheffield, offering a good balance of residential calm and accessibility. Local shops, cafés, and takeaways are all within easy reach, with a larger selection of amenities available in nearby Aston and Woodhouse. For groceries, there's a Co-op in Swallownest itself, with an Asda Superstore located around a 5-minute drive away in Handsworth. The area

is also well-connected for those commuting or needing transport links. The A57 and M1 motorway network are both close by, making it easy to get to Sheffield, Rotherham, or further afield. For rail travel, Woodhouse train station is less than 2 miles away and provides links into Sheffield city centre and beyond. Families will also be interested in the local schooling options. Swallownest is within the catchment for several well-regarded schools, including Aston Academy for secondary education and Swallownest Primary School, both of which are within walking distance. Green space is available at nearby Ulley Country Park and Rother Valley Country Park – popular spots for walking, cycling, and weekend relaxation. Overall Manvers Road offers a balanced home in a location that's practical and accessible. The house itself is tidy, well-presented and with no major work needed. The larger rear garden adds to its appeal, giving extra flexibility for outdoor living or future potential improvements. It's the kind of property that will suit a range of buyers looking for sensible, low-



maintenance living with decent space both inside and out.

**KITCHEN** Having a range of fitted wall and base units in gloss grey, wall units include extractor hood and downlights to the ceiling. Base units are set beneath worktops which include a single bowl sink, oven, hob, integrated fridge freezer, plumbing for washing machine, laminate floor, side facing entrance door and front facing window. There is a staircase that rises to the first floor landing with front facing window.

**LOUNGE / DINING ROOM** A generous size room which comfortably has room for a lounge area and dining table. With coving to the ceiling and rear facing window overlooking the rear garden. The focal point of the room is the feature fire surround which houses the gas fire.

**LANDING** With loft access and front facing window.

**BEDROOM ONE** A double size room with coving to the ceiling, built in cupboard housing the central heating boiler and rear facing window.

**BEDROOM TWO** A double size room with coving to the ceiling and rear facing window.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiling to the walls, extractor fan and front facing window.

**OUTSIDE** To the front of the property is an enclosed garden with slate chippings. To the rear is a larger than average garden with paved patio and pebbled area. There is a generous size lawn with an area having rubber chippings.

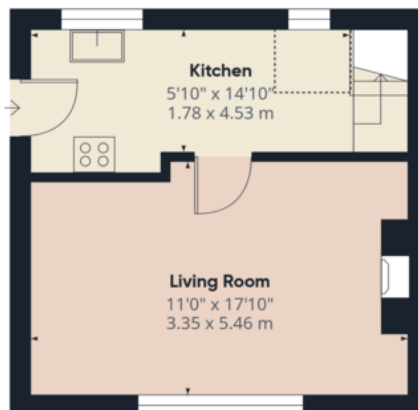


%epcGraph\_c\_1\_544%

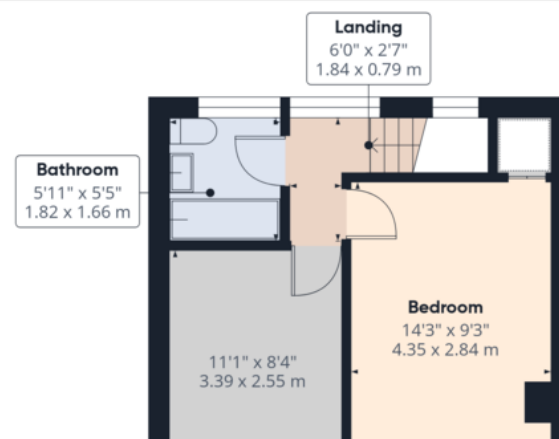








Ground Floor



Approximate total area<sup>(1)</sup>

574 ft<sup>2</sup>  
53.4 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.