

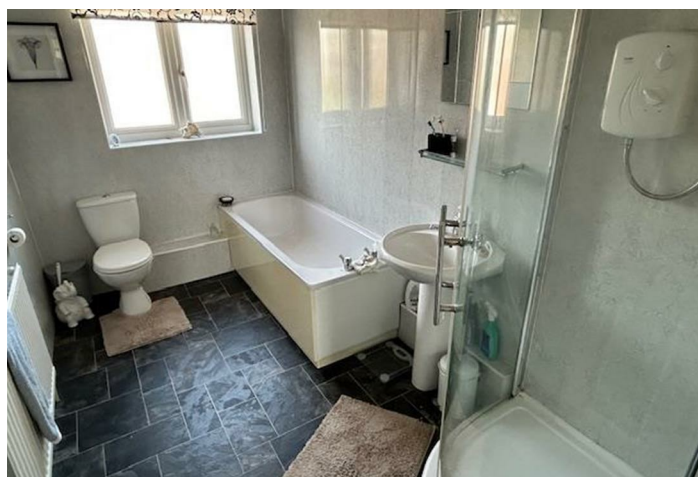
**Churchills**



**Highcliffe Court**  
Swinton, Mexborough S64 8LE

- SPACIOUS DETACHED PROEPRTY
  - TWO RECEPTION ROOMS
  - DOWNSTAIRS WC & UTILITY
  - COVERED SUN TERRACE
- FOUR BEDROOMS
  - MODERN LIVING
- ENSUITE & FAMILY BATHROOM
  - EPC RATING D. NO CHAIN

**Offers In The Region Of £299,500 Freehold**







**\*\*\*FOR THE GROWING FAMILY\*\*\* This excellent four bedroom detached house situated in a sought after area of Swinton. Ideal for any growing family. Close to local shops, train station and amenities and close to M1/M18 and A1 link roads, this property needs to be viewed to appreciate the standard of accommodation on offer.**

#### **FIRST FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator. Understairs storage cupboard. Further storage cupboard off.

#### **WC**

uPVC double glazed window to front elevation. suite in White comprising of low flush WC, and hand wash basin with storage beneath. uPVC cladding to walls. Double panelled central heating radiator. LED downlights to ceiling.

#### **KITCHEN**

12'5" \* 10'9"

uPVC double glazed window to front and side elevations. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and gas hob with chimney type extractor over. Integrated appliances include dishwasher and fridge. Peninsular breakfast bar with seating for two. One and a half bowl single drainer sink unit with mixer tap. Laminate wood effect flooring. Double panelled central heating radiator. Tiles to splash back areas. LED downlights to ceiling. uPVC double glazed and panelled doorway to side elevation.

#### **DINING ROOM**

12'5" \* 9'6"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Double doors through to:

#### **LOUNGE**

17'0" \* 11'9"

uPVC double glazed window to rear elevation. Stone surround housing a living flame coal effect gas fire with matching hearth. Double panelled central heating radiator. TV aerial socket. uPVC double glazed French doors to rear elevation.

#### **UTILITY ROOM**

9'10" \* 8'2"

Garage conversion. Range of wall and base units with roll edged work surfaces. Space and plumbing for an automatic washing machine. Space for fridge and freezer. Wall mounted combination boiler.





## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

### BEDROOM ONE

18'0" \* 8'10"

uPVC double glazed windows to side and rear elevation with integrated blinds. Range of fitted wardrobes to one wall. Single panelled central heating radiator. TV aerial socket.

### EN SUITE

6'6" \* 5'2"

uPVC double glazed window to front elevation with integrated blinds. Suite in white comprising of low flush WC, hand wash basin with storage beneath and a walk in shower cubicle with direct feed shower. Heated towel rail. Fully tiled to all walls. LED downlights to ceiling.

### BEDROOM TWO

10'9" \* 8'10"

uPVC double glazed window to front elevation. Range of built in wardrobes to one wall. Single panelled central heating radiator. Storage cupboard off.

### BEDROOM THREE

9'10" \* 8'10"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

### BEDROOM FOUR

9'10" \* 6'10"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

### FAMILY BATHROOM

11'1" \* 6'10"

uPVC double glazed window to front elevation. Suite in white comprising of bath, low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower over. Single panelled central heating radiator. uPVC cladding to walls.

### GARAGE

Partly converted into utility room. Up and over door. Light, power and water supplied. Can only be used for storage.

### OUTSIDE AND GARDENS

To the front is a double driveway and small garden area with flowers and shrubs. To the rear is a fenced garden with artificial grass lawn and decked area with sun canopy. The garden faces approximately south east so has the sun most of the day.

### VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).



### **MAKING AN OFFER**

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

### **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### **THINKING OF SELLING**

If you like the way we present our property particulars and are

considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.







**Local Authority Rotherham**  
**Council Tax Band D**  
**EPC Rating D**

**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://www.churchillsestateagents.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.