

Churchills



Low Golden Smithies Swinton, Mexborough S64 8DG

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE & DRIVEWAY
- LANDSCAPED GARDENS
- TWO ENSUITE SHOWER ROOMS
- MODERN KITCHEN
- LARGE GARDEN SUN ROOM
- EPC RATING C

Asking Price £340,000 Freehold





*****WELCOME TO THIS CHARMING*** detached house located in the sought-after area of Low Golden Smithies, Swinton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary.**

Situated in a desirable location, this property offers not just a house, but a lifestyle. With its spacious layout and attractive features, this detached house is a wonderful opportunity for anyone looking to settle down in a welcoming community. Don't miss the chance to make this house your home in the heart of Swinton.



GROUND FLOOR ACCOMMODATION

Composite doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing area with handrail, spindles and newel posts.

DOWNSTAIRS WC

Suite comprising of wc and sink unit. Central heating radiator.

BREAKFAST KITCHEN

15'5" x 13'5" red to 10'2"

Two uPVC double glazed windows and uPVC stable door to the rear elevation. Modern white wall and base units with grey sparkle quartz worktops, inset sink unit with mixer tap and integrated appliances comprising of dishwasher, washing machine, fridge, freezer, electric oven, gas five ring hob and chimney style extractor hood. Ample space for dining.



DINING ROOM / RECEPTION TWO

10'0" x 12'7"

uPVC double glazed French doors and side windows to the rear elevation. Central heating radiator. Double glazed doors to Lounge.

LOUNGE / RECEPTION TWO

17'1" x 10'8"

uPVC double glazed bay window to the front elevation, central heating radiator. Double glazed doors to dining room.

LANDING AREA

Stairs from entrance hallway with spindles and handrail. Loft access to partially boarded loft with electric.

MASTER BEDROOM

13'1" x 10'10" to wardrobes

uPVC double glazed bay window to front elevation with remote control roller blinds. Fitted wardrobes to one wall, central heating radiator.

ENSUITE SHOWER ROOM

6'11" x 5'8"

uPVC double glazed window to the front elevation. Suite comprising of shower cubicle with direct feed shower, vanity sink unit and wc. Extractor fan and central heating radiator.



BEDROOM TWO

7'11" x 9'5" to wardrobes

uPVC double glazed window to front the elevation. Fitted wardrobes to one wall, central heating radiator. Doorway to:

ENSUITE SHOWER ROOM

5'3" x 4'11"

uPVC double glazed window to the side elevation. Suite comprising of shower cubicle with electric shower, sink unit and wc. Extractor fan and central heating radiator.

BEDROOM THREE

11'8" x 9'9"

uPVC double glazed window to the rear elevation. Fitted wardrobe and dressing table to one wall. Central heating radiator.

BEDROOM FOUR

8'4" x 10'2"

uPVC double glazed window to the rear elevation. Fitted wardrobe to one wall. Central heating radiator.

FAMILY BATHROOM

7'2" x 7'7"

uPVC double glazed window to the rear elevation. Suite comprising of bath with shower tap attachment, sink unit and wc. Extractor fan, central heating radiator.

DOUBLE INTEGRAL GARAGE

17'0" x 17'0"

Integral garage with access from the kitchen, double up and over doors. Housing boiler and electrics.

GARDEN ROOM

14'0" x 10'0"

Timber structure with French doors and six oblong windows, lighting and power supply. Rubber roof covering and external lighting. An ideal multi functional space for home office, bar or childrens den.

GARDEN SHED

Timber structure storage shed with rubber roof, light and power supply.

GARDENS

The property is situated on a corner plot with gardens to three sides. To the front is a lawned garden to either side of the double driveway and off road parking. Side gate access opens into the side paved area with the garden shed, garden room and opening onto the fully enclosed landscaped garden,

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.



MAKING AN OFFER

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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 E
EPC Rating C



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