

Churchills

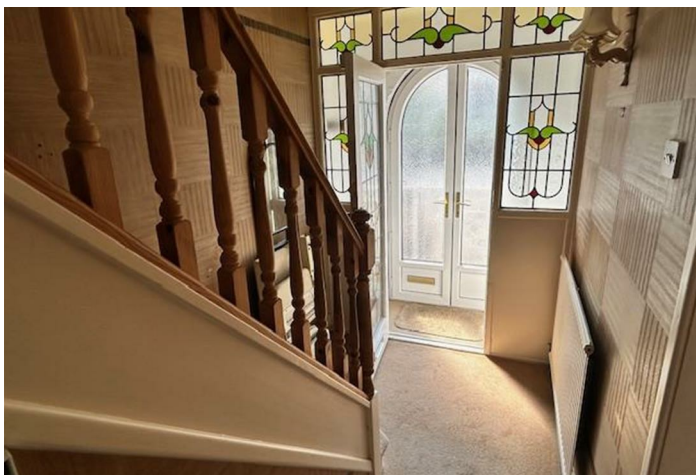


Racecourse Road

Swinton S64 8DS

- THREE BEDROOM
- EXCELLENT LOCATION
- OPEN ASPECTS TO REAR
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- ATTIC ROOM
- OFF ROAD PARKING
- EPC RATING D

Offers In The Region Of £220,000 Freehold





Welcome to Racecourse Road, Swinton - a charming location for this three-bedroom semi-detached house. This property boasts two reception rooms, offering ample space for entertaining or relaxation. The open aspects to the rear provide a lovely view and a sense of openness.

Situated in an excellent location, this house offers great potential for those looking to create their dream home. Although it requires modernisation, this presents a fantastic opportunity for you to put your own stamp on the property and tailor it to your tastes and preferences.



With three bedrooms and attic room, there is plenty of room for a growing family or for those who need extra space for guests or a home office. The semi-detached nature of the house provides a sense of privacy and independence, making it a perfect retreat from the hustle and bustle of everyday life.

Don't miss out on the chance to transform this property into a beautiful and comfortable home. Racecourse Road is calling - are you ready to make it your own?



GROUND FLOOR ACCOMMODATION

uPVC double glazed doors open into:

STORM PORCH

Timber framed doorway with lead glazing opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

LOUNGE

12'4" * 10'10"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator.

DINING ROOM

11'9" * 11'6"

uPVC double glazed patio doors to rear elevation. Single panelled central heating radiator. TV aerial socket.

KITCHEN

17'10" * 5'5"

uPVC double glazed windows to side and rear 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 extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Wall mounted combination boiler. Tiles to splash back areas. Single panelled central heating radiator.



FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts.

BEDROOM ONE

11'8" * 10'10"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator. Stairs to attic bedroom.

BEDROOM TWO

11'9" * 8'11" to wardrobes

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

BEDROOM THREE

6'9" * 6'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Built in wardrobes to one wall

BATHROOM

8'1" * 6'4"

uPVC double glazed window to rear elevation. Suite in white comprising of jacuzzi bath, low flush WC and hand wash pedestal basin with storage beneath. Shower cubicle with direct feed shower. Fully tiled to all walls. Single panelled central heating radiator. Extractor fan.

ATTIC ROOM

11'7" * 10'5"

Timber framed Velux window to roof elevation. Stairs from bedroom two. Single panelled central heating radiator. Storage to cupboards off.

DETACHED GARAGE

17'6" * 8'2"

uPVC double glazed window to side elevation. Remote control electric roller door. Light and power supplied. Timber framed pedestrian access door to side elevation.

STORAGE BUILDING

9'6" * 8'1"

uPVC double glazed window to side elevation. Timber framed doorway to side elevation.



OUTSIDE AND GARDENS

To the front is a good size garden with driveway leading to detached garage. To the rear is a very good size garden mostly grass with open aspects to the rear.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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 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
Council Tax Band
EPC Rating D



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