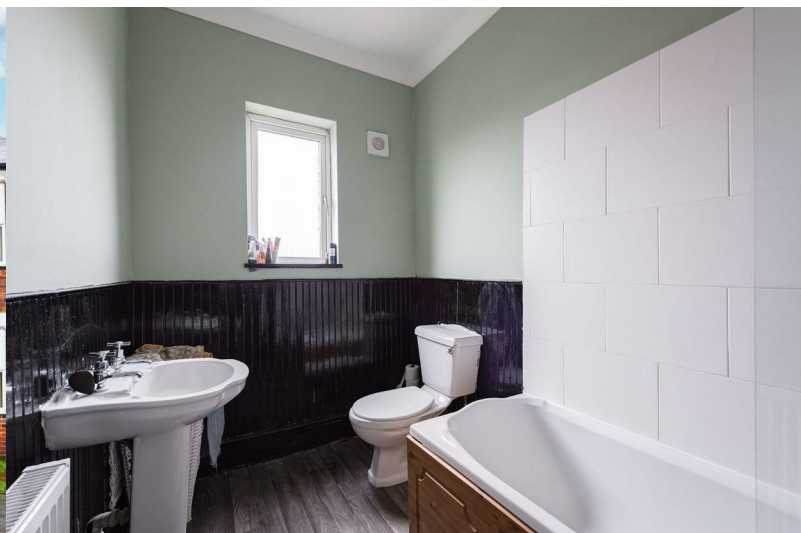




## 6 Edward Street

Swinton, Mexborough, S64 8NL

**Guide price £100,000**



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GUIDE PRICE £100,000-£110,000

FOR SALE WITH SITTING TENANT CURRENTLY IN  
FOR 6 MONTHS PAYING £650PCM

NO CHAIN! This two bedroom terrace property is  
ideal for an investor.

Including, lounge, dining room, kitchen, two  
bedrooms, attic room, family bathroom and rear  
garden.

Situated in the popular residential area of Swinton you  
are within walking distance of amenities such as  
supermarkets, beauty salons, independent stores  
and the local park. The transport links are also ideal  
being close to the motorway and bus stops taking you  
to the next towns.

FREEHOLD

### Lounge

External door leading into the lounge. Front facing window. Feature fireplace with fire. Door into the dining room. Stairs leading to the first floor.

### Dining Room

Rear facing window. Space for a dining table and chairs. Open plan space leading into the kitchen.

### Kitchen

Wall and base units with space for washing machine, oven, sink with drainer. Rear facing window and door into the porch.

### Porch

External door leading to the rear garden. Ideal for shoes and coats.

### Bedroom One

Front facing window. Space for a double bed and wardrobes.

### Bedroom Two

Rear facing window. Space for a bed and wardrobes.

### Bedroom Three

Sky light windows. Space for a double bed and wardrobes.

### Bathroom

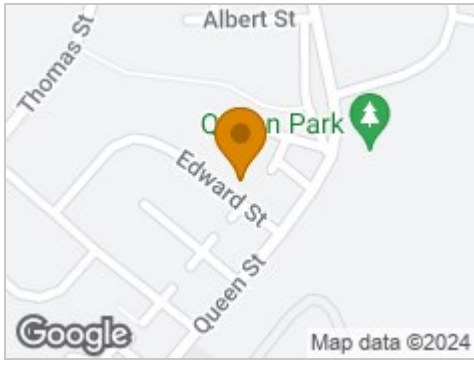
WC, pedestal sink and bath with shower over. Rear facing window.

### Exterior

The rear garden has steps down to a lawn with fence surrounding.



## Road Map



## Hybrid Map



## Terrain Map



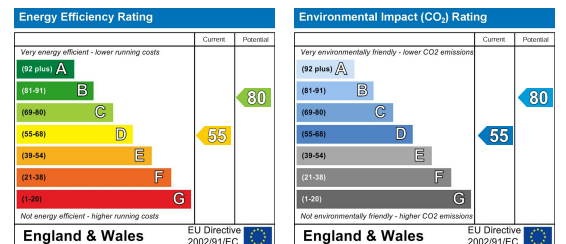
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.