

**FOR  
SALE**



**16 WENTWORTH GARDENS**  
**SWINTON**  
**S64 8EP**

**OFFERS AROUND £294,995**

- Detached House
- G.C.H & Upvc D.G
- Kitchen/diner
- Private Rear Garden
- Council Tax Band D
- Four Double Bedrooms
- Lounge
- En-suite & Bathroom
- Garage
- E.P.C Rating D

**Briefly comprising:****Entrance:**

Composite door with decorative glazed centre panel leading to:

**Entrance hallway:**

Double panelled central heating radiator. One double power point. Ceiling down-lighters. Storage cupboard with high gloss doors. Solid wood flooring.

**Lounge:**

15'0" x 13'2" (4.57m x 4.01m)

The focal point of this room is the modern wall mounted gas fire. Two double panelled central heating radiators. Three double power points. Bow window. Double doors leading to:



Lounge:



Lounge:



Lounge:





**Inner hallway:**

With dog-leg staircase leading off. Wall mounted modern graphite radiator. One double power point. Built-in storage cupboard.

**Utility room/W.C:**

Fitted with cream wall and base unit. Tall larder unit with one double power point. Single drainer stainless steel sink unit with mixer tap inset into work surfaces. Plumbed for automatic washing machine. Double panelled central heating radiator. Push button low flush W.C. Tongue & grooved tiled sheeting to ceiling. Window allowing natural light. Complimentary tiling. Laminate flooring.

**Kitchen/diner:**

21'5" x 10'1" (6.53m x 3.07m)

Fitted with a range of whisper grey high gloss wall and base units. Single drainer stainless steel sink unit with mixer tap. Built under double electric oven. Gas hob above inset in to marble effect work surfaces. Stainless steel and glass chimney style extractor fan with light. Two double panelled central heating radiators. Four double power points. Two single power points. Cooker point. Plumbed for dishwasher. Ceiling down-lighters. Complimentary tiling. Wood flooring. French doors. Half glazed Upvc door leading to the rear garden.



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



**Staircase:**

Dog-leg light oak and glass staircase. Window allowing natural light.



**First floor landing:**

Light oak and glass balustrade. Graphite wall mounted radiator. Ceiling down-lighters. One double power point. Airing cupboard housing the jacketed cylinder. Loft hatch.





**Master bedroom front double:**  
 10'8" x 9'8" (3.25m x 2.95m)  
 Single panelled central heating radiator. Two double power points. Built-in robes with hanging rail and useful shelving. Door leading to:



**Master bedroom front double:**



**Master bedroom front double:**



**Master bedroom front double:****En-suite:**

Fitted with a glazed shower compartment housing the electric shower. Clock room wash-hand basin and low flush W.C. Window allowing natural light. Single panelled central heating radiator. Shaver point. Down-lighters. Complimentary tiling.

**Bedroom no.2 front double:**

10'7" x 9'9" (3.23m x 2.97m )

Single panelled central heating radiator. Two double power points.





### Bedroom no.2 front double:



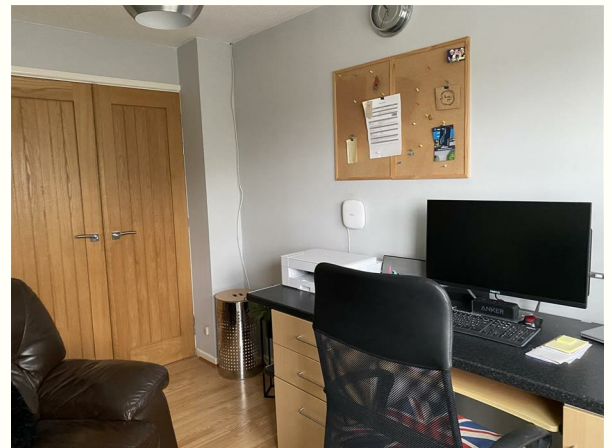
### Bedroom no.3 rear double:

11'6" x 7'9" (3.51m x 2.36m )

Built-in robes with hanging rail and useful shelving. Single panelled central heating radiator. Two double power points. T.V aerial point.



### Bedroom no.3 rear double:



**Bedroom no.4 rear double:**

10'6" x 8'4" (3.20m x 2.54m)

Single panelled central heating radiator. One double power point.

**Bedroom no.4 rear double:****Bathroom:**

Fully tiled with bathroom sheeting to compliment the white shaped bath with centre mixer tap, vanity double wash-hand basin with drawers beneath and concealed cistern low flush W.C. Power shower over bath with shaped glazed shower screen. Tongued & grooved sheeting to ceiling with down-lighters. Graphite wall mounted ladder style radiator/towel rail. LED mirror. Window allowing natural light. Laminate flooring.





**Exterior:**

The front of the property has a block paved driveway which allows off-street parking and leads to the single garage with up-and-over door, power, light and housing the wall mounted boiler which serves both the gas central heating system and the domestic hot water supply. The front of the property has a decorative slate pebbled area with a selection of plants and shrubs and is bounded by brick walling. The enclosed and private rear garden has a flagged patio area with steps that lead down to lawned area with borders of mature plants, trees and shrubs, bounded by brick walling with timber fencing between brick-built pillars. Timber garden shed. Double external power point. Courtesy garden tap.



**Exterior:**



**Exterior:**





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Exterior:



Exterior:



### Exterior:



### Exterior:



### Exterior:



### Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

### Services:

Mains gas, electricity, water and drains are all connected to the property.

### Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band D.

### Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.



**Viewing:**  
Please contact Agent.

**Free valuation:**  
If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

**Making an offer:**  
Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

**Money laundering:**  
Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

**Floor plan:**

