



## 14 Swaithe View

Worsbrough, BARNSELY, S70 4RY

£215,000



If you're looking for a property with a view, we think you will struggle to find one with a better one than this 3 bedroom property. Situated on a very popular cul-de-sac, the property offers spacious accommodation in a location which is both close to glorious countryside and shops, schools and other amenities.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !



## Entrance Hall

A front facing entrance door, stairs which rise to the first floor landing and radiator.

## Lounge 16'9" x 12'0" (5.10 x 3.66)

A front facing room with a double glazed bow style window, radiator and electric fire and surround. Archway opens into the dining room.

## Dining Room 8'8" x 7'8" (2.65 x 2.34)

Rear facing room with a double glazed window, fantastic views to the rear and radiator.

## Kitchen 9'1" x 7'1" (2.77 x 2.17)

Having a range of wall and base units, sink unit, built in gas hob electric oven and pantry space. A double glazed window to the rear elevation and further door leads to the utility room.

## Garage/ Utility Room 12'11" x 8'6" (3.93 x 2.59)

Was formally the garage it has now been adapted to be the utility room. Having a range of wall and base units, plumbing for automatic washing machine and UPVC door leads to the rear garden.

## Bedroom One 11'11" x 8'10" (3.64 x 2.68)

Master bedroom with UPVC window to the front elevation and radiator

## Bedroom Two 11'11" x 8'9" (3.62 x 2.67)

Double bedroom with UPVC window, radiator and fitted wardrobes.

## Bedroom Three 7'11" x 6'2" (2.41 x 1.88)

Single bedroom with UPVC window to the front elevation and radiator.

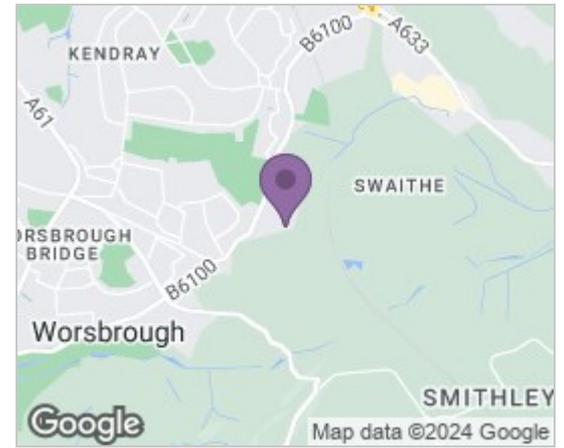
## Shower Room

Having a double separate shower cubicle W.C and handwash basin, UPVC window and radiator.

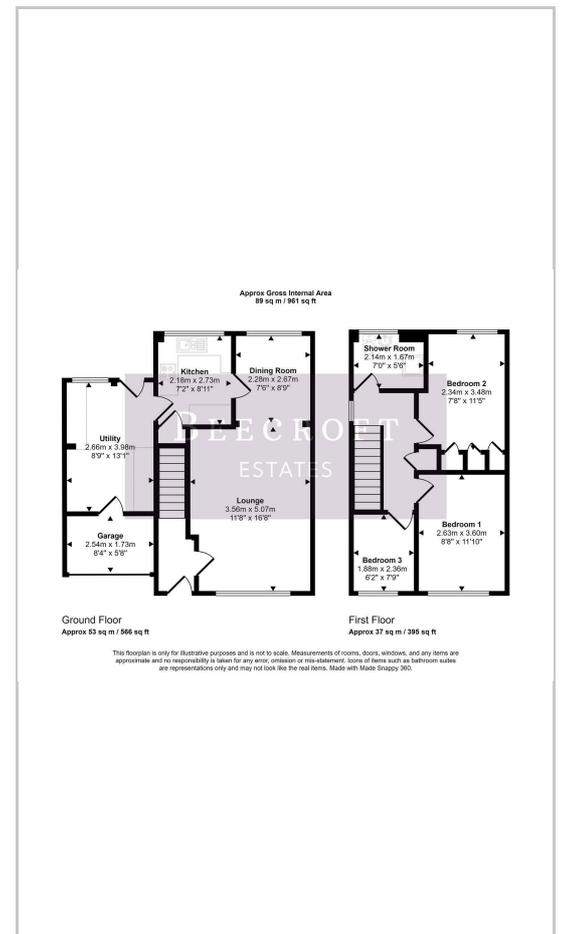
## Garden

To the front is a low maintenance rockery area with large paved driveway. To the rear is a fully enclosed low maintenance pebbled garden with some lovely shrubs and bushes. Also the view to the rear is breath taking.

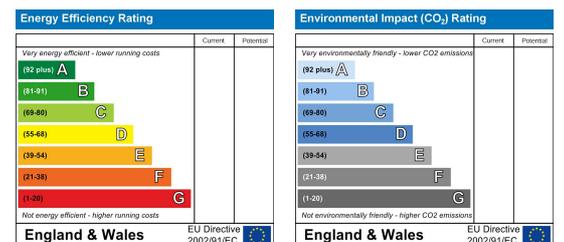
## Area Map



## Floor Plans



## Energy Efficiency Graph



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