



# 1 Highcliffe Court

Swinton, Mexborough, S64 8LE

Offers In Excess Of £190,000



NO UPPER VENDOR CHAIN!

What a great find! Situated on a peaceful cul de sac comes an immaculately presented, three bedroom detached home, boasting three reception rooms, bathroom, deceptively spacious gardens and driveway with carport. If you are looking for a generous family home then give us a call today to book your viewing!



## GROUND FLOOR

### ENTRANCE PORCH

Ideal for coats and shoes.

### LOUNGE

A generously well proportioned reception having a front facing double glazed window, stairs which rise to the first floor landing, feature fire with surround, v aerial point and radiator.

### DINING KITCHEN

A good size kitchen comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven, hob and extractor unit, plumbing for a washing machine and space for a fridge freezer. Double glazed window overlooks the rear garden. Ample space for a dining table, sliding doors gives access to the conservatory.

### CONSERVATORY

Overlooks the rear garden.

## FIRST FLOOR

### BEDROOM ONE

A double bedroom having fitted wardrobes and sink unit., front facing double glazed window and radiator.

### BEDROOM TWO

A further double bedroom having a rear facing double glazed window, radiator and fitted storage.

### BEDROOM THREE

A good size third bedroom having a double glazed window and radiator.

### BATHROOM

A two piece suite comprising bath with shower over and sink unit, Double glazed window with osbcure glazing and radiator.

### WC

WC and window.

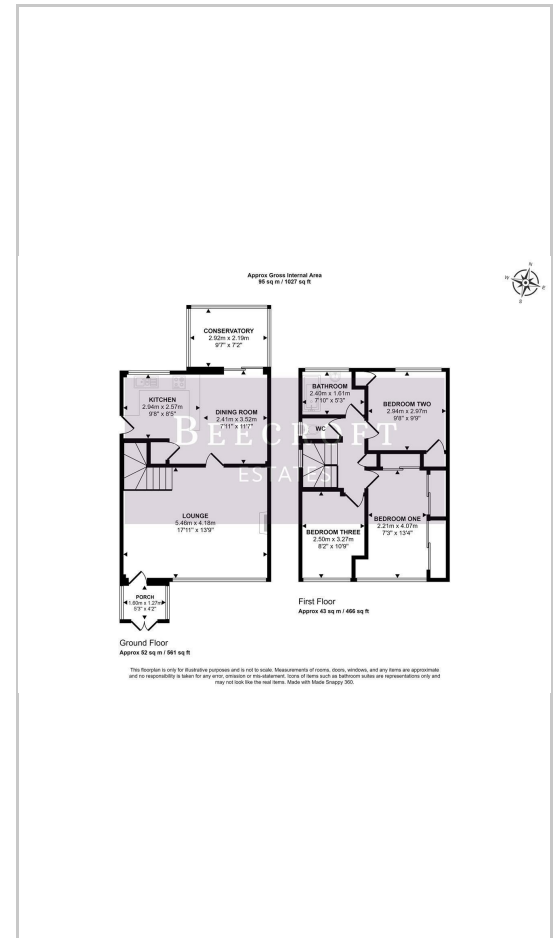
## OUTSIDE

There is a driveway providing off road parking and carport. To the rear is a generously proportioned garden area mainly laid to lawn with patio seating.

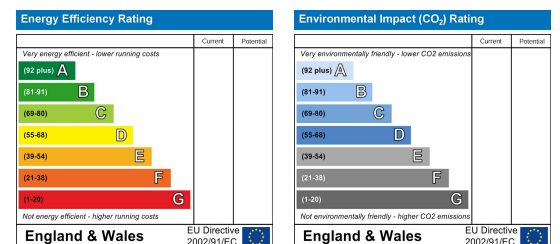
## Area Map



## Floor Plans



## 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.

Mexborough 40 Main Street, South Yorkshire, S64 9DU

Tel: 01709794677 Email: mexborough@beecroftestates.co.uk www.beecroftestates.co.uk