



6 Swallowood Court, Brampton Bierlow, Rotherham, S63 6HS

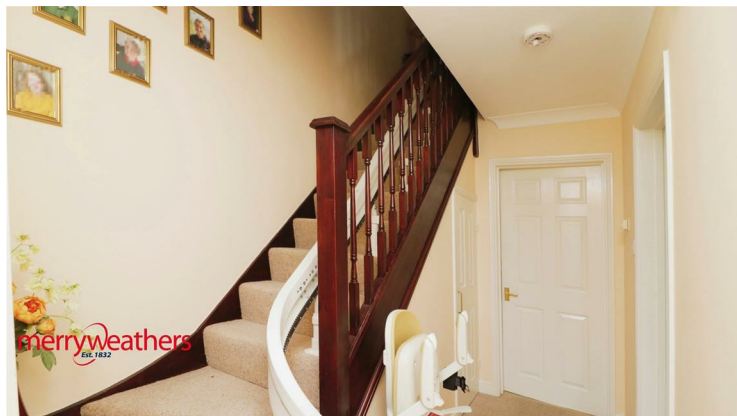
Offers In Excess Of £315,000

Ideally situated at the head of this cul-de-sac is this executive four bedroom family home. Benefiting from an additional reception space, the property offers flexible living accommodation, with the added option of converting the garage. With downstairs WC, en suite facility to the master the property enjoys immaculate rear gardens and driveway providing off road parking. With country walks on the doorstep and social scene of Elsecar / Wentworth nearby and early viewing is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Entrance Hallway



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



With low flush WC and wash hand basing with opaque window and central heating radiator.

Dining Room 8'11" x 11'9" (2.73 x 3.60)



With sliding patio overlooking the immaculate rear gardens and central heating radiator.

Kitchen 8'9" x 11'6" (2.67 x 3.53)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include an electric hob with electric oven below and extractor hood above. With access to the breakfasting area and central heating radiator.

Breakfasting Area 8'1" x 9'1" (2.48 x 2.79)



With rear facing upvc window, entrance door to the rear garden and access to the utility room with central heating radiator.

Lounge 11'5" x 18'4" (3.49 x 5.60)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Utility



With stainless steel sink drainer set into base unit set beneath the side facing upvc window. With space and plumbing for an automatic washing machine and dishwasher.

Principal Bedroom 9'6" x 10'4" (2.90 x 3.16)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes. With access to the en suite facility.

En Suite



With a suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 8'8" x 11'6" (2.66 x 3.53)



With rear facing upvc window and central heating radiator.

Bedroom Three 6'6" x 11'5" (1.99 x 3.50)



With front facing upvc window and central heating radiator

Bedroom Four 6'6" x 8'11" (1.99 x 2.72)



With rear facing upvc window and central heating radiator.

Shower Room



With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

With manual up and over door also hosting the central heating boiler.

External



To the front of the property are open plan lawned areas situated upon the head of a cul de sa and driveway providing off road parking. To the rear are patio areas, with an immaculately maintained lawned garden with well stocked borders.

Material Information

Council Tax Band - E

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

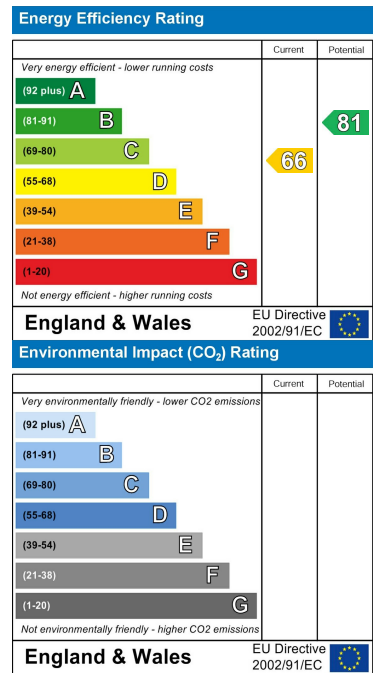
Floor Plan



Area Map



Energy Efficiency Graph



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