



32 Pinfold Close, Swinton, Mexborough, S64 8JE

Asking Price £240,000

Occupying this enviable position upon this much sought after street within Swinton is this extended two bedroom bungalow. With mature hedge to the rear providing security and a degree of privacy the property includes a breakfasting kitchen, separate dining room, sitting room and en suite to the master bedroom. With driveway providing off road parking there is also a detached garage and the property is sold with no onward chain.

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.

Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and loft access.

Kitchen 13'3" x 10'8" (4.06 x 3.26)



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 a four ring gas hob with with separate double oven. With space and plumbing for an automatic washing machine.

Dining Room 10'2" x 13'3" (3.12 x 4.04)



With central heating radiator and timber french doors entering the sitting room.

Sitting Room 12'11" x 16'0" (3.95 x 4.88)



Lovely dual aspect room enjoying views over the garden, side and rear facing upvc windows and central heating radiator.

Master Bedroom 10'3" x 13'7" (3.14 x 4.15)



With front facing upvc window, central heating radiator and comprehensive range of fitted wardrobes. With access to the ensuite facility.

En Suite



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.

Bedroom Two 8'9" x 10'6" (2.67 x 3.22)



With a rear and side facing uvpc window, central heating radiator and range of fitted wardrobes.

Shower Room



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

Garage

Single garage secured by an automatic up and over garage door, with power and lighting. With additional tool shed.

Material Information

Council Tax Band - C

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.

External

Superb block paved driveway, providing off road parking for a number of vehicles. To the rear is an enclosed garden, mainly low maintenance with mature hedge to the rear overlooking the school field.

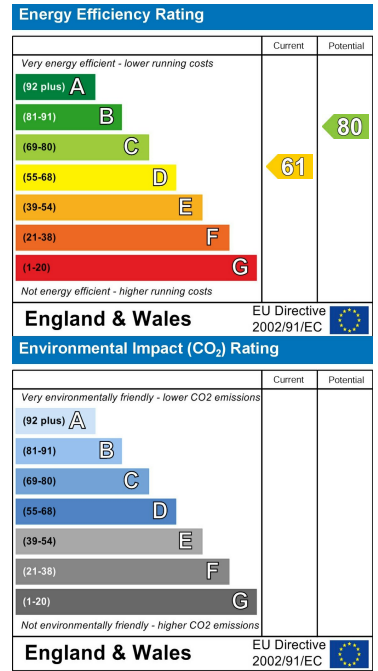
Floor Plan



Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham, Barnsley, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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