



3 Darwynn Avenue, Swinton, Mexborough, S64 8DU

Offers In Excess Of £275,000

Offered with exemplary standards within is this effectively extended family sized semi detached property situated upon this popular no through road. Enjoying flexible living accommodation throughout with three separate reception rooms, the first floor hosts three double bedrooms and a walk in wardrobe. The gardens truly require seeing to be believed, perfect for the family purchaser, whilst having perfect adult space aswell. An early inspection 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.

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



Entrance hallway with stairs to the first floor landing, central heating radiator and doors off.

Lounge 13'1" x 11'1" (4.00m x 3.40m)



With a front facing upvc square bay window, central heating radiator, and the focal point of the room being the decorative fireplace with double doors leading through to the dining kitchen.

Dining Area 17'3" x 12'3" (5.27m x 3.75m)



With a central heating radiator, LVT flooring, open plan aspect to the kitchen area and further open aspect to the orangery.

Kitchen



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an electric hob, with oven below and extractor above. There are integrated items to include a dishwasher, with access gained to the tv room.

Tv Room / Family Room 14'7" x 9'8" (4.45m x 2.95m)



With access to the open plan office area and the utility.

Utility 14'8" x 9'8" (4.48 x 2.96)



Fitted with a range of base units, space and plumbing for an automatic washing machine with worktop over and vinyl flooring. Double glazed doors to the rear elevation giving access to rear garden.

Office 9'5" x 8'8" (2.89 x 2.66)



With rear facing upvc french doors entering the garden, with roof lantern and upvc glazing

Downstairs WC



Master Bedroom 14'0" x 10'1" (4.29m x 3.08m)



Front facing double bedroom with front facing double glazed window and a central heating radiator.

Bedroom Two 12'1" x 10'9" (3.70m x 3.30m)



With a central heating radiator and double glazed window to rear elevation

Bedroom Three 13'6" x 7'3" (4.14m x 2.21m)



Extended third bedroom with a central heating radiator and two front facing double glazed window.

Walk In Wardrobe 5'6" x 8'8" (1.68 x 2.66)



Storage Space

With upvc french doors entering the driveway.

Family Bathroom



Fitted with a four piece suite in white consisting of a low flush wc, feature wash hand basin with chrome effect

mixer tap, a freestanding bath and separate shower enclosure with mixer shower and screen. Partially tiling to walls, double glazed window and extractor fan and a heated towel rail.

Garden Store/Workshop

Large detached brick built workshop/store

External



To the front of the property there is a block paved driveway providing off street parking facilities for more than one vehicle. To the rear of the property is an impressive family gardens ideally separated for a number of uses. With paved patio areas, raised beds, family laid to lawn garden and even an opportunity for an allotment / livestock smallholding.

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi 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

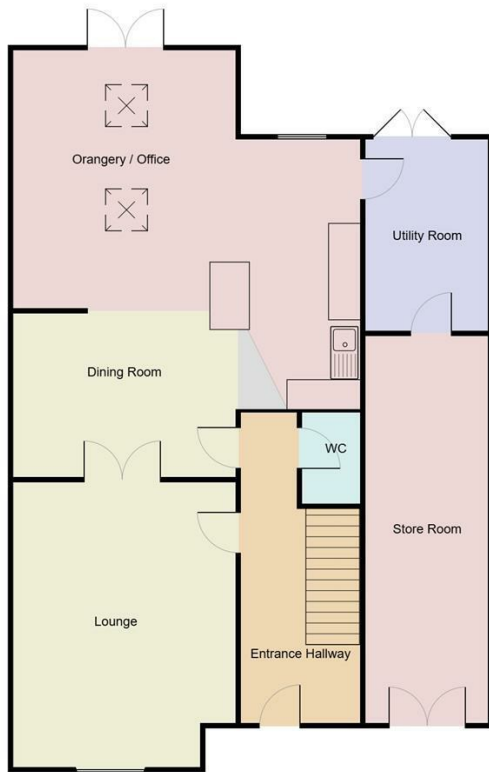
Coal mining area South Yorkshire is a mining area

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.

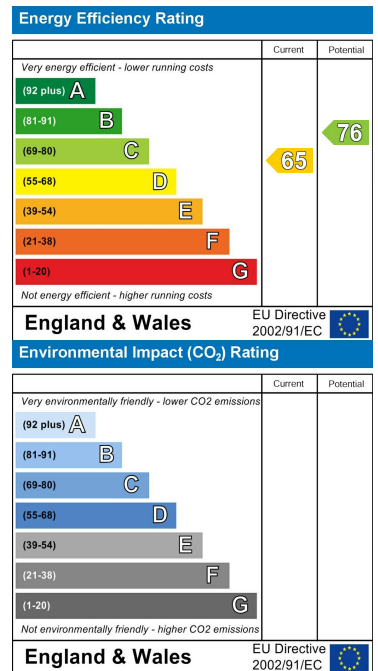
Floor Plan



Area Map



Energy Efficiency Graph



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.

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