



8 Gleneagles Rise, Swinton, Mexborough, S64 8TP

**Asking Price £230,000**

Offered to the open market with exemplary standards within is this extended Three bedroom semi detached property. Offering family sized accommodation throughout, the property benefits from a ground floor rear extension and first floor extension creating a good size Third bedroom. With driveway providing off road parking, there is a low maintenance rear garden and Garage hosting power and lighting. An early inspection is thoroughly recommended to appreciate the standards on offer.

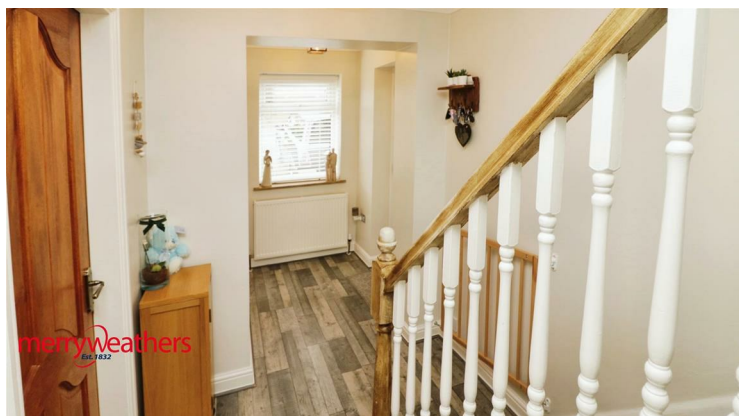
## Merryweathers

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## Swinton

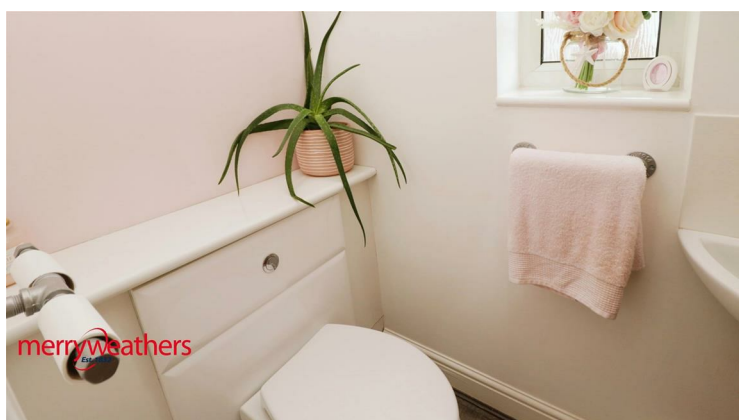
Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. 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 front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation,

## Downstairs WC



With WC, wash hand basin and opaque double glazed window

## Lounge 11'11" x 19'10" (3.64 x 6.05)



A most spacious reception room offering loads of natural light, front facing upvc window and central heating radiator. With timber glazed french doors entering the kitchen.

## Dining Kitchen 18'4" x 15'11" (at best) (5.60 x 4.87 (at best))

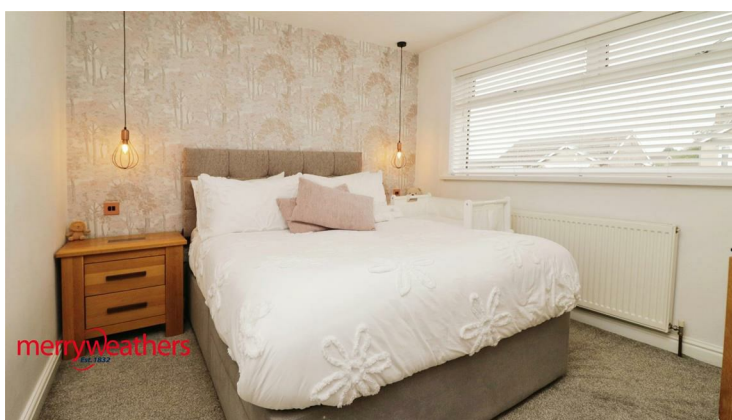


This impressive kitchen is fitted with a modern range of wall base and draw units, complete with cooking facilities with extractor above. There are integrated items to include a dishwasher, fridge and freezer. With rear facing upvc window, central heating radiator and side facing entrance door.

## Store Room

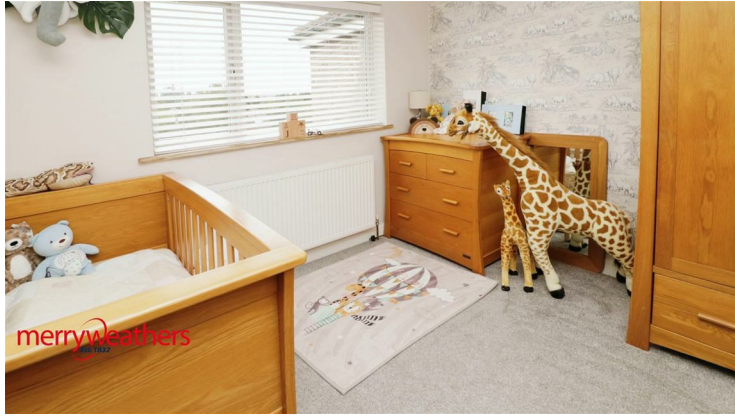
Hosting space and plumbing for an automatic washing machine.

## Principal Bedroom 11'7" x 9'3" (3.54 x 2.82m)



Lovely master suite with front facing upvc window and central heating radiator

### Bedroom Two 11'8" x 9'0" (3.56 x 2.76)



Another good size double bedroom, with a rear facing window overlooking the garden and beyond, with central heating radiator.

### Bedroom Three 7'8" x 12'0" (2.34 x 3.66)



Extended bedroom which is a good size when compared to most third bedrooms, with upvc double glazed window and central heating radiator.

### Bathroom



Excellent sized family bathroom with a stylish white suite incorporating a panelled bath, with a shower and a glazed shower screen over, and the WC and wash basin are set into a vanity unit. The room has tiled splash-backs to the walls, there is a rear facing window and central heating radiator.

### Garage

The property has the benefit of a garage to the rear of the property, with a upvc door into the garden, and hosts power and lighting.

### External

The property hosts a block paved driveway, and there is an electric vehicle charging point to the side. Gated access leads into the rear garden where there is a large seating area, then a level of artificial lawn, and then a laid to lawn garden with a sunken paved patio area, and next to this is the courtesy door to the garage.

### 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

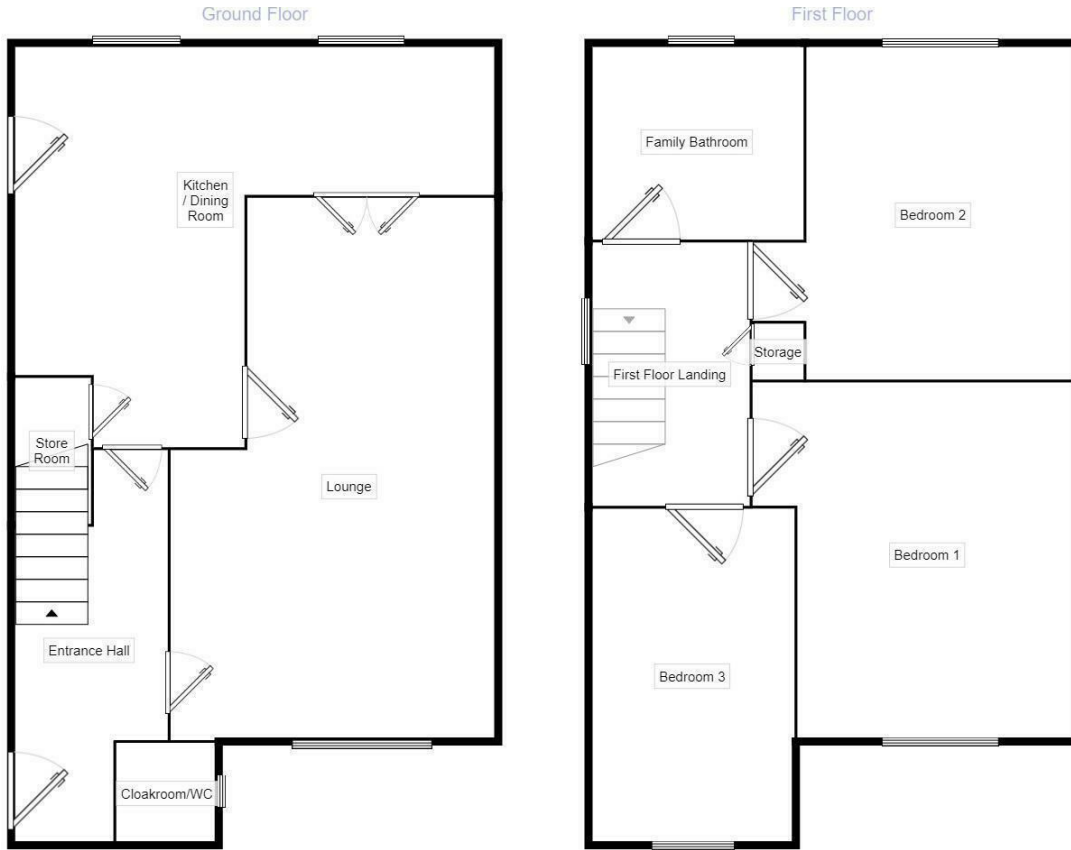
Coal mining area South Yorkshire is a mining area

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

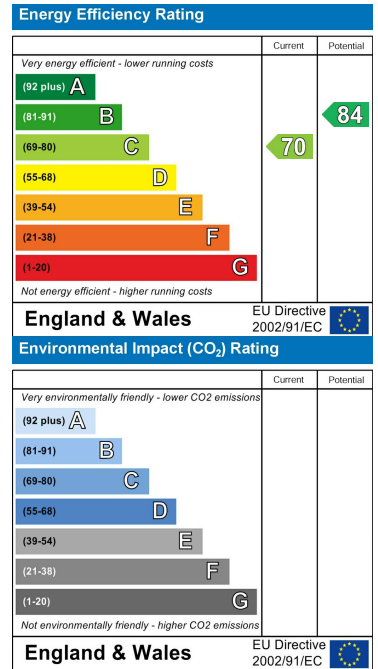


Measurements are approximate. Not to scale. For illustrative purposes only.

# Area Map



# Energy Efficiency Graph



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