



8 Gleneagles Rise, Swinton, Mexborough, S64 8TP

Asking Price £220,000

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

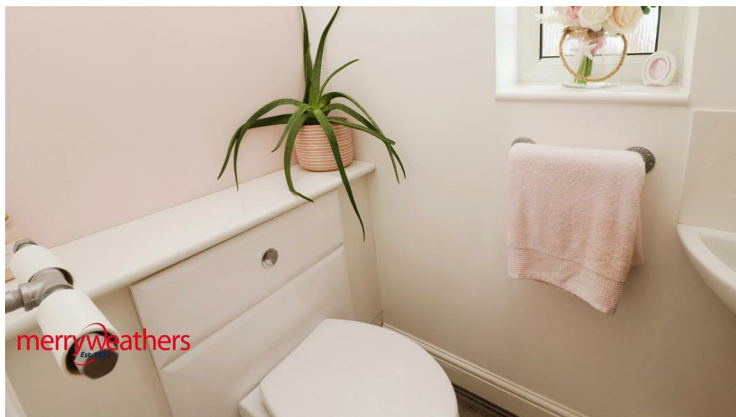
Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. 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

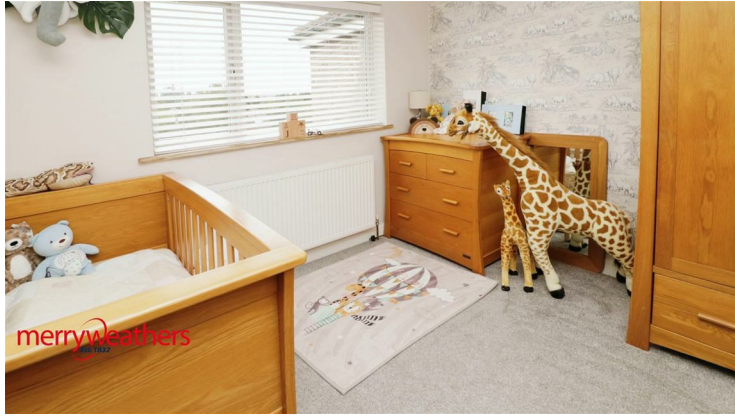
Hosting space and plumbing for an automatic washing machine.

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

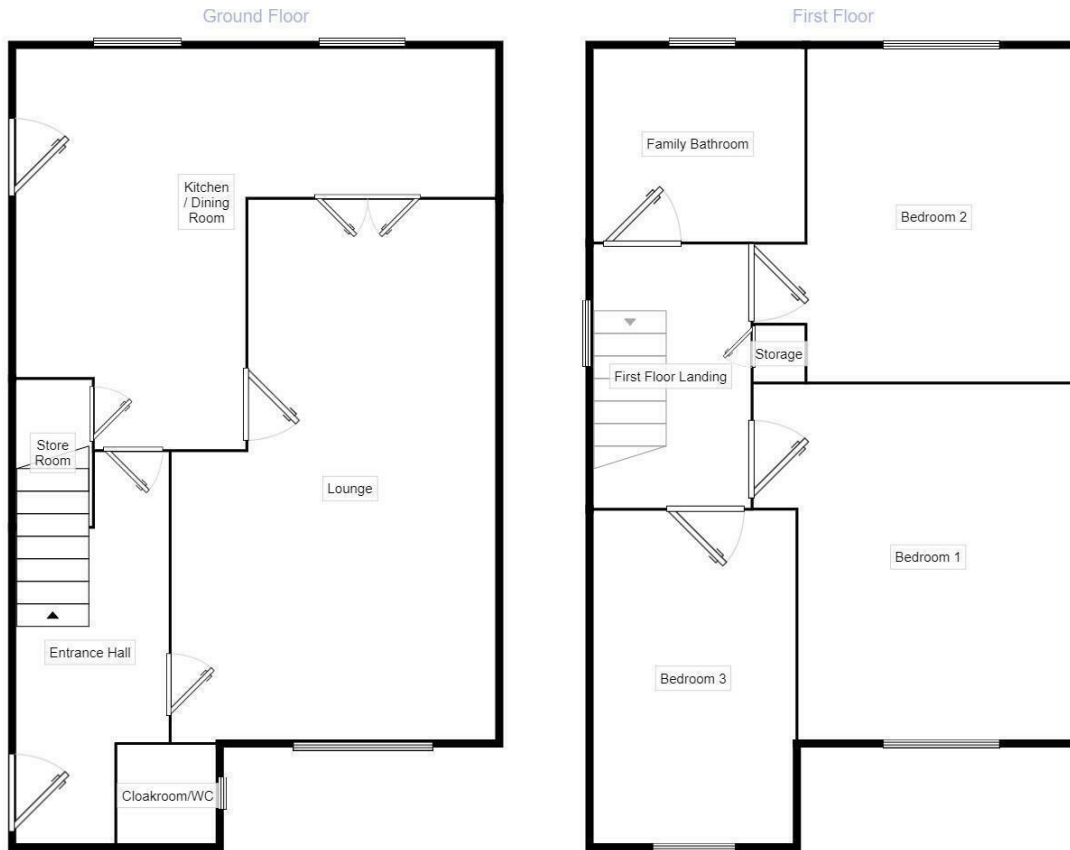
Coal mining area South Yorkshire is a mining area

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

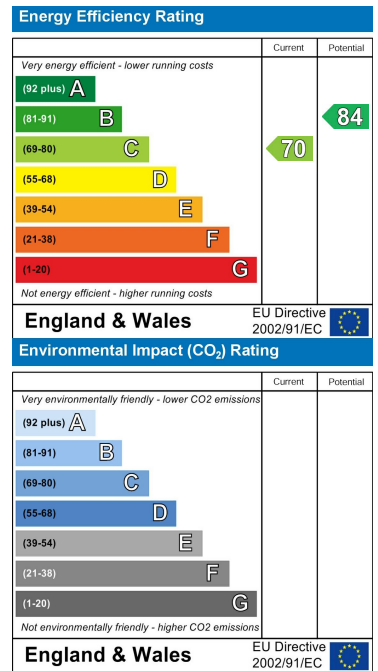


Measurements are approximate. Not to scale. For illustrative purposes only.

Area Map



Energy Efficiency Graph



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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