



16 Harrop Drive, Swinton, Mexborough, S64 8LB

Asking Price £240,000

Enjoying this cul de sac position with most pleasant rear aspect is this Three Bedroom detached bungalow offered with no onward chain. The property hosts a larger than average garage, with impressive triple aspect lounge / dining room allowing natural light into the room. With pleasant rear gardens enjoying an open aspect 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.

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.

Entrance Hallway

With a front facing entrance door and access to the accommodation.

Lounge / Dining Room 27'10" x 12'11" (8.49 x 3.95)



Stunning triple aspect reception room, with glazed french doors entering the hallway and central heating radiators.

Kitchen 13'5" x 10'5" (4.09 x 3.18)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful pantry area with side facing entrance door.

Principal Bedroom 9'8" x 14'0" (2.96 x 4.28)



With rear facing double glazed window, central heating radiator and fitted storage.

Bedroom Two 8'7" x 12'9" (2.62 x 3.91)



With front facing upvc window and central heating radiator.

Bedroom Three 9'3" x 6'2" (2.82 x 1.89)



With a side facing upvc window, central heating radiator and fitted storage.

Bathroom



Large bathroom hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Larger than average garage, with manual up and over garage door hosting power and lighting.

External

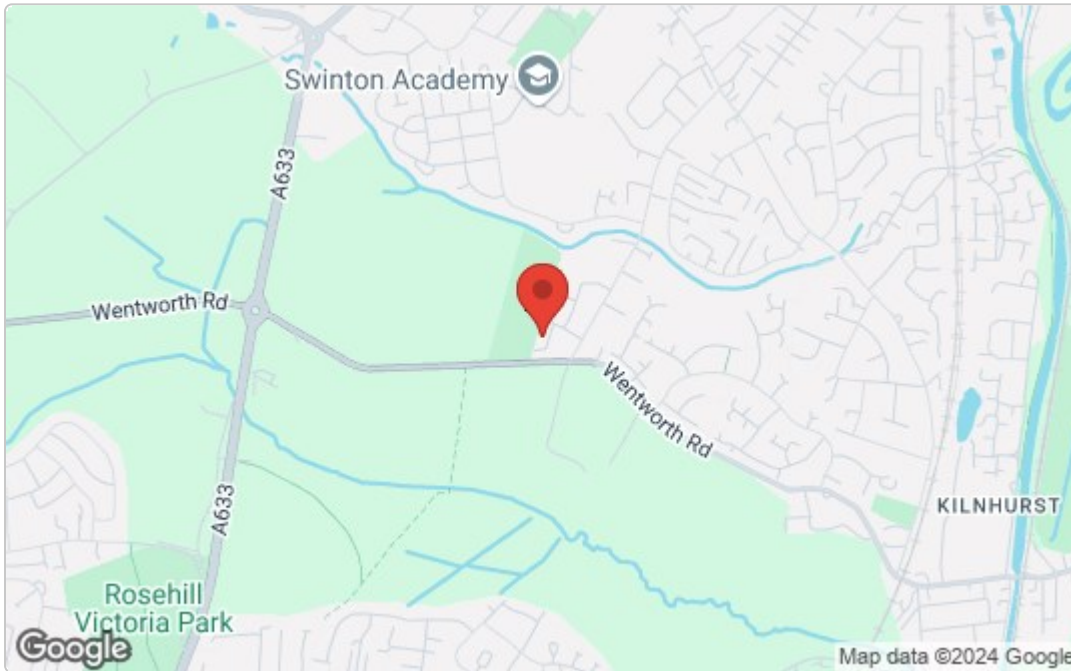


To the front of the property is a driveway providing off road parking which in turn precedes the garage. To the rear is a laid to lawn garden with garden shed, with paved patio area enjoying the open aspect.

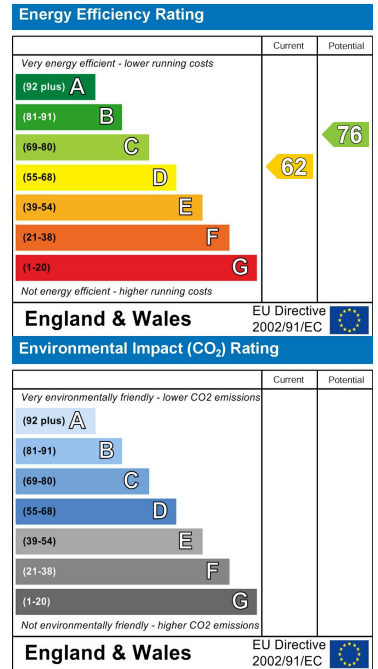
Floor Plan



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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