



PRESTIGIOUS HOMES
merryweathers
Est. 1832

Racecourse Road, Swinton, Mexborough, S64 8DS

Asking Price £425,000

Merryweathers are proud to present this executive style property, which is offered to within grounds of approximately 1/4 of an acre. Hosting an impressive stable block and double garage, the rear garden enjoys impressive laid to lawn gardens and well manicured borders. The property itself hosts spacious living accommodation with impressive double bedrooms with fitted storage. The attic space could also be utilised as a further office / play room as is already semi converted. 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 - E
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

A formal entrance hallway providing access to the accommodation and loft access.

Lounge Dining Room

16'11" x 18'5" (I shape)

Kitchen

13'2" x 9'11"
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities.

Front Bedroom

12'11" x 13'0"
With a front facing uvpc window and central heating radiator

Rear Bedroom

12'11" x 12'5"
With a front facing uvpc window and central heating radiator

Bathroom

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

Attic

Fully boarded providing ample storage, could be easily be utilised as an office or playroom or converted to additional bedroom(s) with the right permissions. Rear facing Dormer window.

Garage

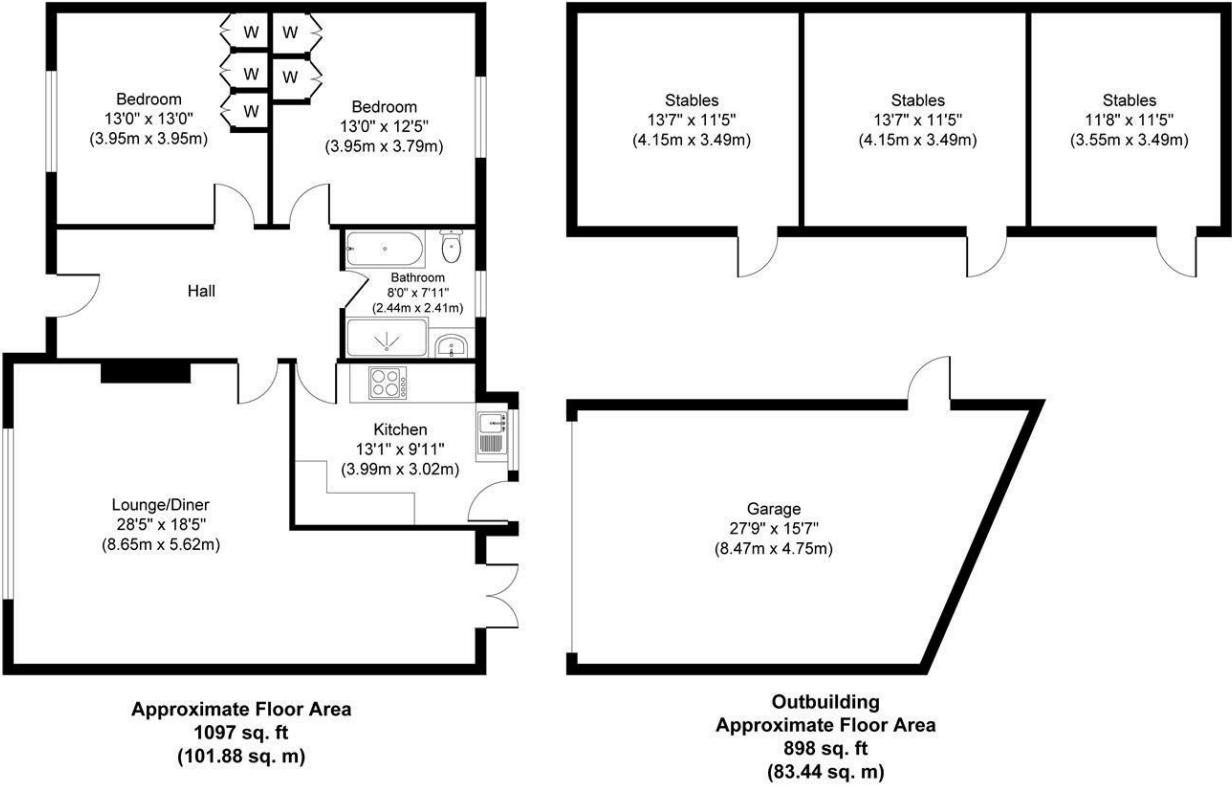
Hosting power, lighting, water supply and drainage. Secured by an electrically powered roller door

Stables

External



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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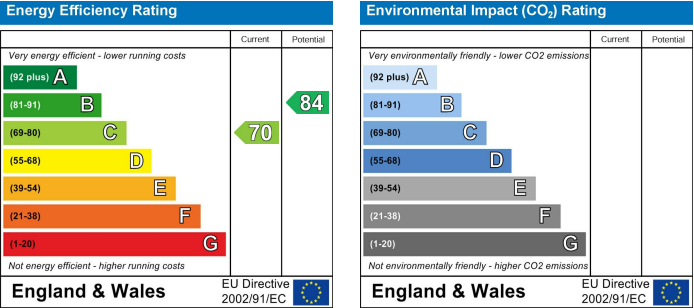
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Area Map



Energy Efficiency Graph



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