



Gleneagles Rise, Swinton Mexborough S64 8TP

welcome to

Gleneagles Rise, Swinton Mexborough

SWOOP IN ON THIS! Beautifully presented 3-bed detached home in a sought-after cul-de-sac. Spacious interiors, d/stairs W.C, generous driveway & charming pebbled front garden. Close proximity to schools, shops & transport - perfect for family living. CALL US NOW TO VIEW!



Ground Floor: Entrance Hallway

The entrance hallway has a central heating radiator and a UPVC double glazed window and entrance door to the side. Also having stairs leading to the first floor.

Downstairs W.C

Fitted with a W.C & a wash basin, a central heating radiator and a UPVC double glazed window to the front.

Lounge/Dining Room

21' 11" x 15' 3" (6.68m x 4.65m)

A lovely dual aspect living/dining & family space, which comprise of a central heating radiator for year round comfort, two UPVC double-glazed windows that fills the room with natural light. The focal point of the room been the feature fire set into surround.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

This delightful and generously sized kitchen features a stylish range of wall and base units with co-ordinating work surfaces, incorporating an inset sink and drainer. Well-equipped for modern style living, it includes a built in electric oven set into larder, a gas hob with extractor hood and plumbing for a washing machine. The kitchen also has a useful storage cupboard/pantry space, and also having a rear-facing UPVC double-glazed window, central heating radiator and a separate external door complete the space, offering practicality and an abundance of natural light.

1st Floor: Landing

Having a useful storage cupboard, a UPVC double glazed window to the side and access to the loft. The loft houses the boiler.

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m)

A front facing bedroom which has a central heating

radiator and a UPVC double glazed window to the front.

Bedroom Two

16' 11" x 8' (5.16m x 2.44m)

A front facing bedroom which has a central heating radiator and a UPVC double glazed window to the front.

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

A rear facing bedroom which is presented with a central heating radiator and a UPVC double glazed window to the rear.

Bathroom

A stylish & modern style suite which comprises of a bath, a W.C & a hand wash basin. There is also a chromium heated towel rail and a UPVC double glazed window to the rear.

Exterior:

To the front of the property, is a low maintenance pebbled garden, which benefits from a driveway, offering ample off-street parking space. A side gate provides access to the rear garden.

The rear garden is laid to lawn and complemented by a pebbled area, and 2 separate paved patio—an ideal setting for outdoor entertaining, whether hosting guests or enjoying relaxed family time.

Garage Agents Note

Agent's Note: Please be advised that the garage is located separately from the main property.



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Gleneagles Rise, Swinton Mexborough

- 3 bedroom detached family home. EPC D. Council Tax C
- Highly sought after location - cul-de-sac position - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & spacious throughout
- Downstairs W.C
- Generous sized driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119089 - 0008

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