



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.

Agents Note

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

Agents Note Garage

The vendor has informed us that she is currently working with her solicitor to remove the garage from the property's title deeds. The garage is located on a separate street, and the vendor confirms there is no access to it. Buyers should be aware this will not form part of the sale.



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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 - 0010

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