

FOR SALE



Caraway Grove, Swinton
Guide Price £190,000

MARTIN&CO



Caraway Grove, Swinton

2 Bedrooms, 1 Bathroom

Guide Price £190,000

- Detached bungalow
- Two bedrooms
- No chain
- Upgrade required
- Cul de sac

GUIDE PRICE £190,000 - £200,000. Offered for sale with no chain involved is this two double bedroom detached bungalow, positioned within a quiet cul de sac in the popular area of Swinton. Requiring a programme of upgrading throughout, the property presents an excellent opportunity for buyers looking to modernise and create a home suited to their own taste and requirements. With generous room sizes, a private rear garden, off road parking and a garage, the property is likely to appeal to a wide range of buyers including downsizers, investors and those looking for single level living in a well connected location.

The accommodation begins with a side facing entrance hall providing access to the main living areas. The lounge and dining room offers a generous space for both seating and dining furniture, centred around a feature fire surround which creates a focal point to the room. A large window allows plenty of natural light, while the overall layout provides flexibility for day to day living and entertaining alike.

The kitchen is fitted with a range of wall and base units with work surface space and room for appliances.

Both bedrooms are comfortable double rooms. The bungalow layout makes the accommodation practical and easy to manage, while the room proportions



throughout create a sense of space rarely found in many newer properties.

The bathroom is fitted with a three piece suite comprising bath, wash basin and WC. Like the rest of the property, it offers scope for modernisation and improvement to suit individual preference.

Outside, the property enjoys a lawned front garden with a driveway leading to a single garage, providing off road parking and useful storage. To the rear is an enclosed garden mainly laid to lawn with a patio seating area, creating a private outdoor space suitable for relaxing or gardening. .

Caraway Grove is positioned within easy reach of a range of local amenities in Swinton and nearby Mexborough. Supermarkets including Morrisons, Tesco and Aldi are all within a short drive, while smaller convenience stores and local shops are available nearby for everyday needs. The area is also well placed for access to public transport links, with regular bus services connecting surrounding towns and villages. Swinton railway station is close by, offering rail links towards Sheffield, Doncaster and

Leeds, making the location suitable for commuters.

A number of well regarded schools are available within the surrounding area including Swinton Academy, St John Bosco Catholic Primary School and Brookfield Primary Academy, adding further appeal for buyers considering long term plans.

Properties of this style and position remain popular due to their practicality, plot size and potential. Offered to the market with no onward chain, this bungalow presents an excellent opportunity for buyers looking to modernise a well located home to their own specification.

ENTRANCE HALL With loft access, airing cupboard and side facing entrance door.

LOUNGE / DINING ROOM With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround housing the gas fire and front facing bay window.



KITCHEN With a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for cooker, space for fridge, tiled walls and front facing window.

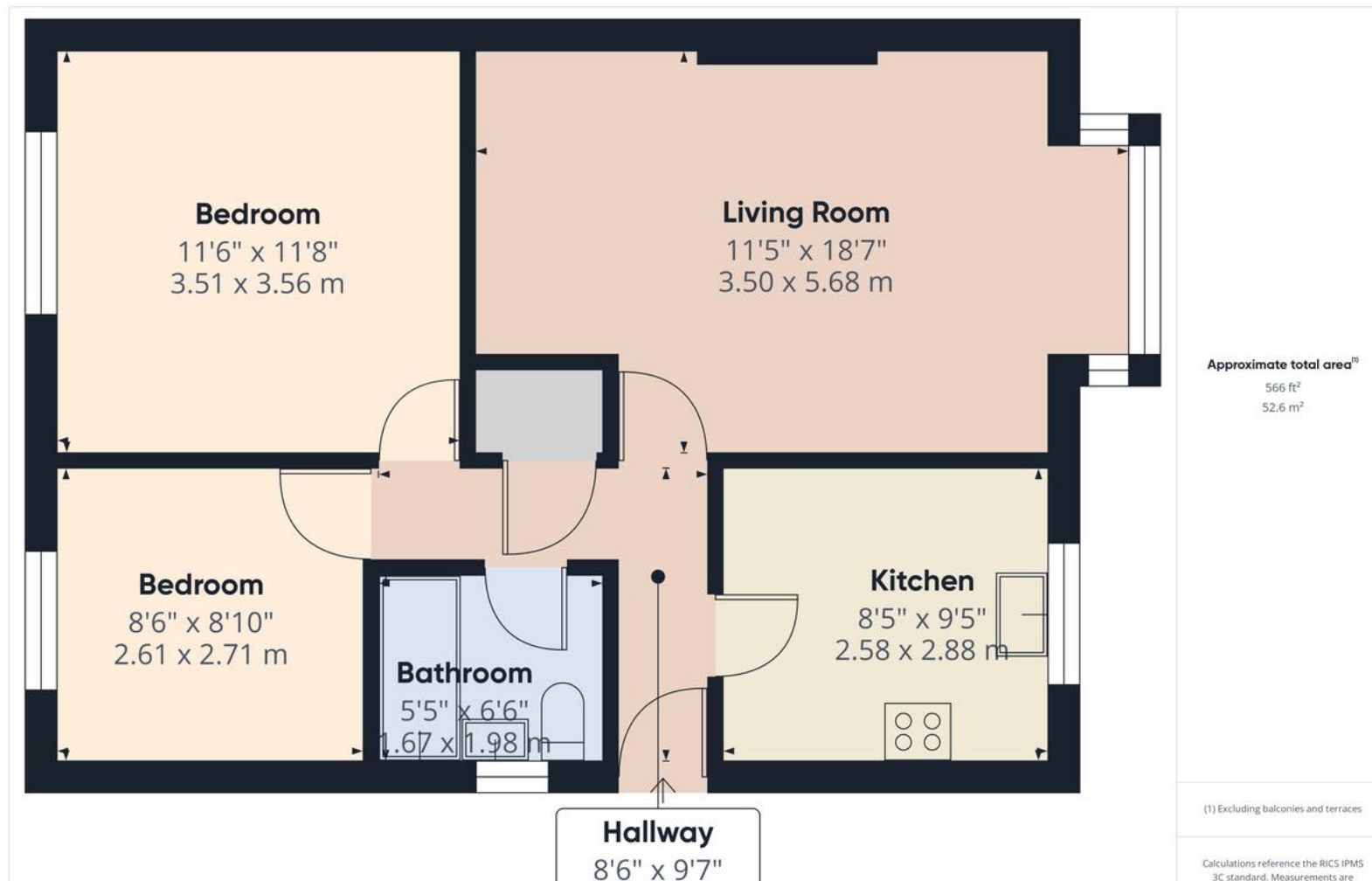
BEDROOM ONE A double size room with rear facing window.

BEDROOM TWO A double size room with rear facing window.

BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and side facing window.

OUTSIDE To the front is a lawn garden. Drive to the side gives access to the single garage. To the rear is an enclosed garden with lawn and patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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