



£260,000 OIRO

Racecourse Road, Swinton, Mexborough

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.ufliit.co.uk



Step Inside

Key Features

- Three Bedroom Extended Family Home
- Tastefully Appointed Throughout
- Exquisite Bay Windowed Open Plan Lounge/ Diner
- Orangery/Snug
- Extended Kitchen
- Landscaped Gardens
- Driveway & Detached Garage
- Highly Desirable Location
- VIEWING ADVISED...!

Property Description

SIGNIFICANTLY EXTENDED, IS THIS YOUR PERFECT ABODE...NOT TO BE OVERLOOKED ON THE DESIRABLE RACECOURSE ROAD...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED semi detached property, tastefully appointed throughout.

Main Particulars

SIGNIFICANTLY EXTENDED, IS THIS YOUR PERFECT ABODE...NOT TO BE OVERLOOKED ON THE DESIRABLE RACECOURSE ROAD...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED semi detached property, tastefully appointed throughout. The property boasts a spacious bay windowed open plan lounge/diner with an orangery/ snug adopting part of the rear extension and an extended kitchen with further glass atrium roof. To the first-floor three ample sized bedrooms and a family bathroom. The property commands a fabulous position and has curb appeal with a large driveway providing ample off-road parking leading to a detached brick-built garage and manicured gardens. A stunning landscaped rear garden with a large patio area adds to the desirability of this property. Located in a quiet and highly desirable area of Swinton close to local amenities, excellent transport links and schools. The property benefits from a range of shutter blinds. This fabulous property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

A glazed solid wood door invites you into a warm and welcoming hallway, a radiator adds warmth and a side facing upvc window illuminates. Carpeted stairs lead to the first-floor accommodation with decorative period panelling and doors give access to the lounge and dining area.

Lounge w: 3.6m x l: 4.6m (w: 11' 10" x l: 15' 1")

A spacious tastefully presented open plan living area with carpeted flooring flowing throughout, a beautiful focal feature fire with brick façade catches the eye and a radiator creates warmth. A front facing upvc bay window allows an abundance of light to flow through to the dining area accessed through a delicate opening which gives a sense of separation whilst retaining the open plan aspect.

Dining Room/ Snug w: 4.7m x l: 3.4m (w: 15' 5" x l: 11' 2")

The dining area has a further decorative stone fire place and benefits from having a tasteful extension creating an orangery/ snug with large Tri fold doors opening to the garden and a glazed atrium roof with an abundance of spot lighting. A radiator adds warmth and a stunning solid wood flooring.

Kitchen w: 2.1m x l: 4.1m (w: 6' 11" x l: 13' 5")

Comprising of a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include an inset oven with extractor fan and plumbing for further utilities. A rear facing upvc window allows light, side facing upvc glazed door, vinyl flooring, radiator and a door to under stairs storage. A further glazed atrium ceiling with an abundance of spot lighting.

Landing

A carpeted landing with a side facing upvc window, a loft hatch creating additional space and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.6m x l: 4.7m (w: 11' 10" x l: 15' 5")

A double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 3.1m x l: 3.5m (w: 10' 2" x l: 11' 6")

A further double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.5m x l: 2.5m (w: 8' 2" x l: 8' 2")

A further ample sized bedroom with carpeted flooring, radiator, rear facing upvc window and built-in storage.

Family Bathroom w: 1.8m x l: 2.5m (w: 5' 11" x l: 8' 2")

A tastefully presented bathroom comprising of a panelled bath with overhead shower, low level wc and wash hand basin with additional complimentary wall storage. Partially tiled walls with feature borders and contrasting vinyl flooring, radiator and a front facing upvc window.

Outside

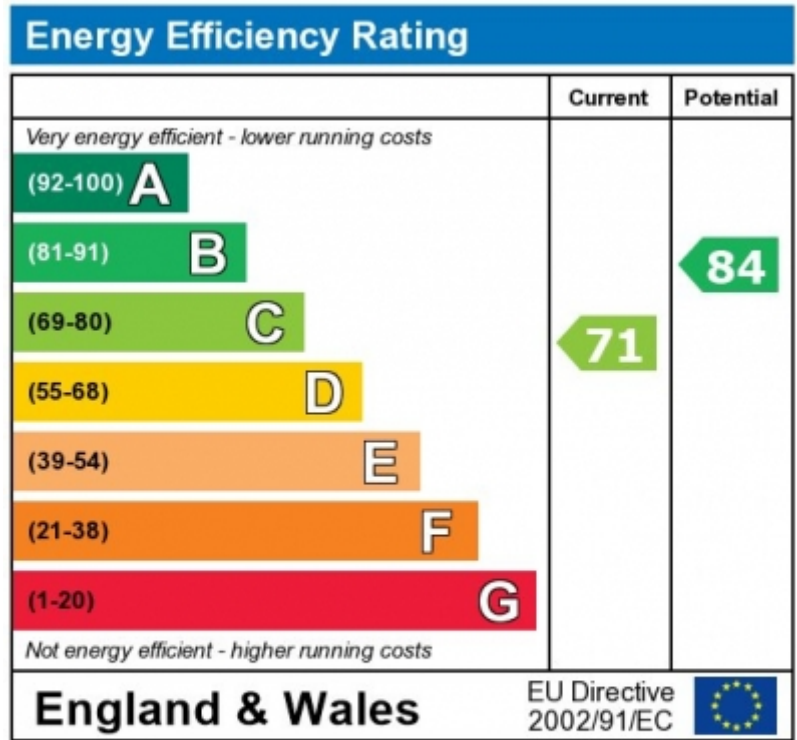
The property really has curb appeal, a delicate walled frontage protects a lawned garden with manicured borders, a driveway provides ample off-road parking extending to the rear leading to a detached brick-built garage. Side gated access to the private rear where a beautiful landscaped garden awaits, a large Indian stone patio area meets a delicately tiered lawned garden with further manicured borders, mature shrubs and fruit trees and a large garden shed. A stunning outdoor entertaining area all privately enclosed and not overlooked.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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