



6 Racecourse Road, Swinton, Mexborough, S64 8DW

Asking Price £230,000

Standing within this prominent position within this much sought after location is this traditional semi detached property. The property enjoys upvc double glazing, gas fired central heating and off road parking for more than one vehicle. With good sized gardens to the rear, the property has been improved significantly by the current vendor an early viewing is essential to fully appreciate the standards on offer.

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 - C

Tenure - Freehold

Property Type - Semi 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 Porch

With upvc double glazed doors giving access

Reception Hallway



Attractive flooring, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'4" x 11'5" (3.76 x 3.48m)



With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace.

Dining Kitchen 12'6" x 19'5" (3.82 x 5.93)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a four ring gas hob, with separate electric oven. There are integrated items to include a fridge and freezer, dishwasher and space and plumbing for an automatic washing machine. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the side porch. With useful fitted storage pantry area.

Side Porch

Covered lean to porch hosting power and useful storage.

Downstairs WC



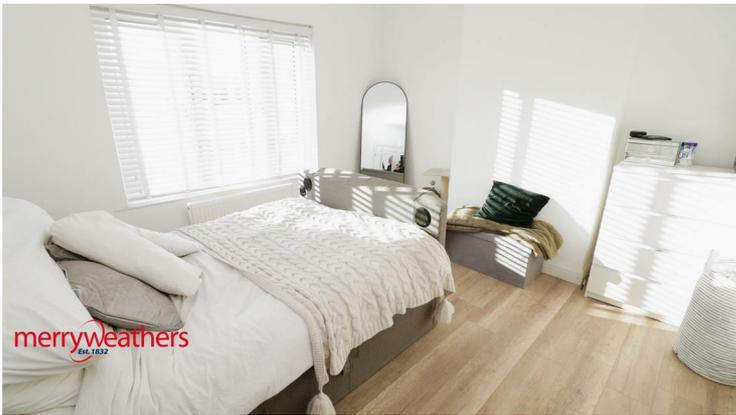
With low flush WC and wash hand basin.

Principal Bedroom 12'6" x 12'4" (3.82 x 3.76)



With rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 12'4" x 11'5" (3.76 x 3.48m)



With a front facing upvc window and central heating radiator

Bedroom Three



With a front facing upvc window and central heating radiator

Bathroom



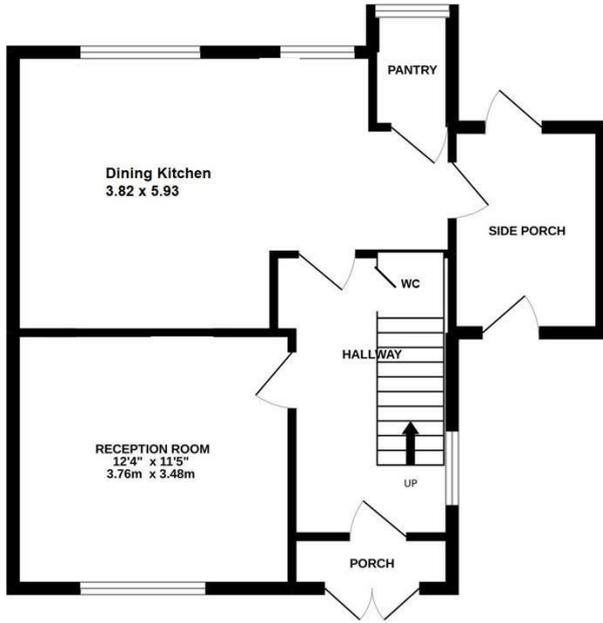
Hosting a three piece suite comprising of a panelled bath with central taps and shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

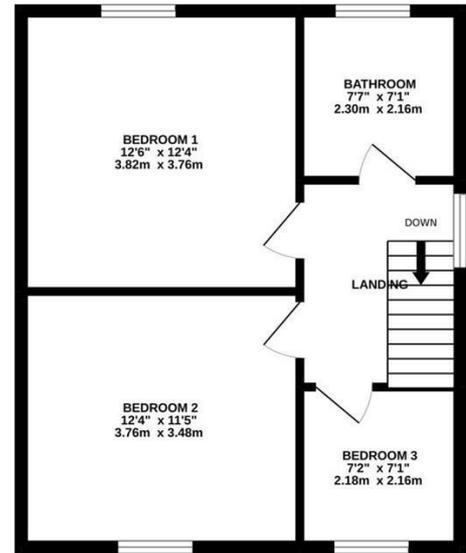
To the front of the property is a driveway providing off road parking for more than one vehicle. To the rear is a low maintenance family sized garden with paved patio and shailed areas.

Floor Plan

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

