



12 Woodhall Rise, Swinton, Mexborough, S64 8TN

**Asking Price £299,950**

Occupying an enviable spot upon this little known cul de sac is this spacious Four Bedroom family sized property. Offered with a conservatory overlooking the well appointed laid to lawn gardens, the property itself offers generous bedrooms, with a driveway for more than one vehicle and garage. Being sold with no onward vendor chain, the size of the property must be viewed to fully appreciate.



## 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 - D

Tenure - Freehold

Property Type - 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 Porchway

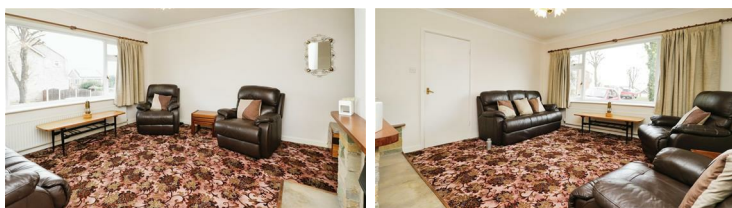
With a upvc entrance door, with further door entering the reception hallway.

## Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

## Lounge 12'9" x 13'5" (3.89 x 4.10m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

## Dining Room 11'8" x 11'5" (3.56 x 3.48)



With rear facing patio doors entering the conservatory and central heating radiator.

## Kitchen 11'7" x 8'9" (3.55 x 2.69m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated items to include, microwave, oven, hob and dishwasher, central heating radiator and useful pantry area in the hallway.

### Conservatory 9'5" x 10'6" (2.89 x 3.22m)



Built upon a brick base with upvc glazing to include a side facing entrance doors and enjoying views over the rear garden.

### Utility 11'8" x 8'4" (3.56 x 2.55)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The room is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and access to the WC and garage.

### Downstairs WC



With low flush WC and wash hand basin.

### Landing

The loft is fully boarded, insulated with power and lighting.

### Master Bedroom 14'4" x 12'0" (4.38 x 3.66)



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

### Bedroom Two



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

### Bedroom Three 8'5" x 17'1" (2.57 x 5.23)



With a front facing upvc window, central heating radiator and fitted wardrobes.

### Bedroom Four 7'2" x 8'0" (2.20 x 2.46)



With a front facing upvc window, central heating radiator and fitted bed with ladder.



### **Shower Room 9'0" x 8'3" (2.75 x 2.52m)**



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Bathroom 5'5" x 8'10" (1.67 x 2.70)**



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

### **Garage**

With an up and over garage door and rear courtesy door, hosting power and lighting and boiler.

### **External**



To the front of the property is a driveway providing off road parking for more than one vehicle which precedes the garage. To the rear is a pleasant laid to lawn garden, with patio area.

Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

