



33 Glebe Road, Swinton, Mexborough, S64 8LD

Asking Price £285,000

Situated within this much sought after location, where properties rarely become available is this Three Bedroom detached bungalow, offered with no onward vendor chain. With driveway offering off road parking for more one vehicle, which in turn leads to the detached garage. The property itself is well presented with gas fire central heating, upvc double glazing and spacious reception areas. Ideally placed to be within reach of open countryside and ease of access to Rotherham and Barnsley.

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 - 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 Hallway



With a front facing upvc entrance door, central heating radiator and mirrored sliding wardrobes.

Lounge Dining Room 15'10" x 24'4" at best (4.85 x 7.43m at best)



Bright and spacious reception room benefitting from being dual aspect, central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Kitchen 9'11" x 11'11" (3.03 x 3.64m)



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 space and plumbing for an automatic washing machine and integrated fridge, freezer, hob and double oven.

Master Bedroom 12'2" x 12'1" (3.71 x 3.69)



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

Bedroom Two 10'3" x 12'2" (3.14 x 3.72m)



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

Bedroom Three



With a front facing upvc window and central heating radiator with fitted storage.

Bathroom



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

Garage

Secured by single up and over garage door, hosting power and lighting with side courtesy door.

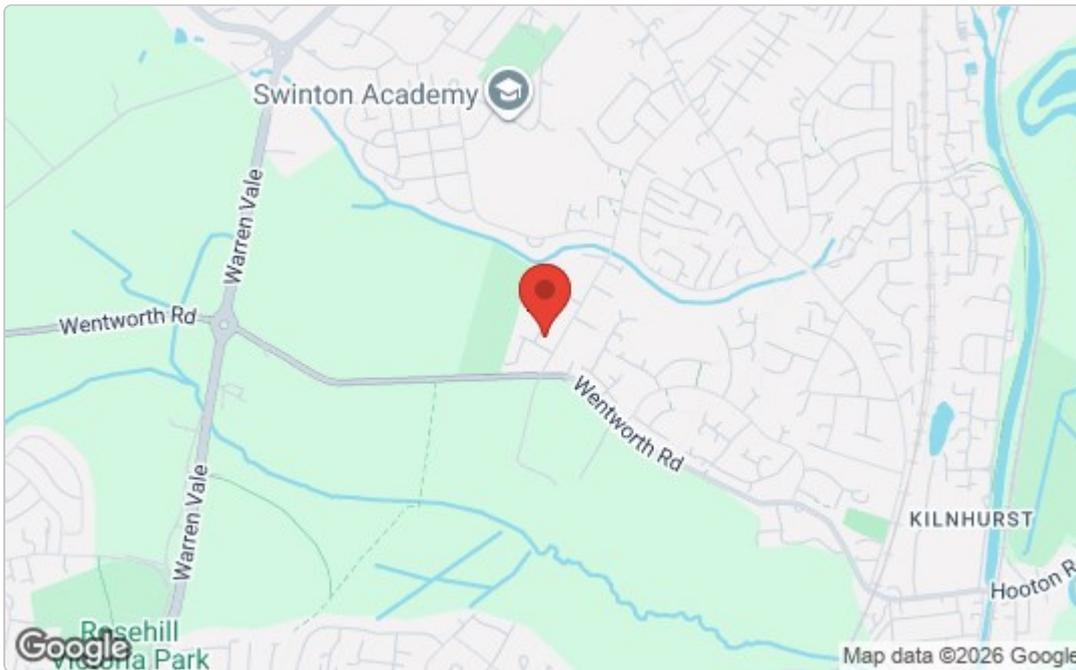
External

The bungalow sits on a sizeable plot, with driveway providing off road parking for more than one vehicle. To the rear is good sized low maintenance garden, ideal for sitting out and relaxing.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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