



## 1 Highcliffe Court

Swinton, Mexborough, S64 8LE

Offers In Excess Of £190,000



NO UPPER VENDOR CHAIN!

What a great find! Situated on a peaceful cul de sac comes an immaculately presented, three bedroom detached home, boasting three reception rooms, bathroom, deceptively spacious gardens and driveway with carport. If you are looking for a generous family home then give us a call today to book your viewing!



## GROUND FLOOR

### ENTRANCE PORCH

Ideal for coats and shoes.

### LOUNGE

A generously well proportioned reception having a front facing double glazed window, stairs which rise to the first floor landing, feature fire with surround, aerial point and radiator.

### DINING KITCHEN

A good size kitchen comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven, hob and extractor unit, plumbing for a washing machine and space for a fridge freezer. Double glazed window overlooks the rear garden. Ample space for a dining table, sliding doors gives access to the conservatory.

### CONSERVATORY

Overlooks the rear garden.

## FIRST FLOOR

### BEDROOM ONE

A double bedroom having fitted wardrobes and sink unit., front facing double glazed window and radiator.

### BEDROOM TWO

A further double bedroom having a rear facing double glazed window, radiator and fitted storage.

### BEDROOM THREE

A good size third bedroom having a double glazed window and radiator.

### BATHROOM

A two piece suite comprising bath with shower over and sink unit, Double glazed window with obscure glazing and radiator.

### WC

WC and window.

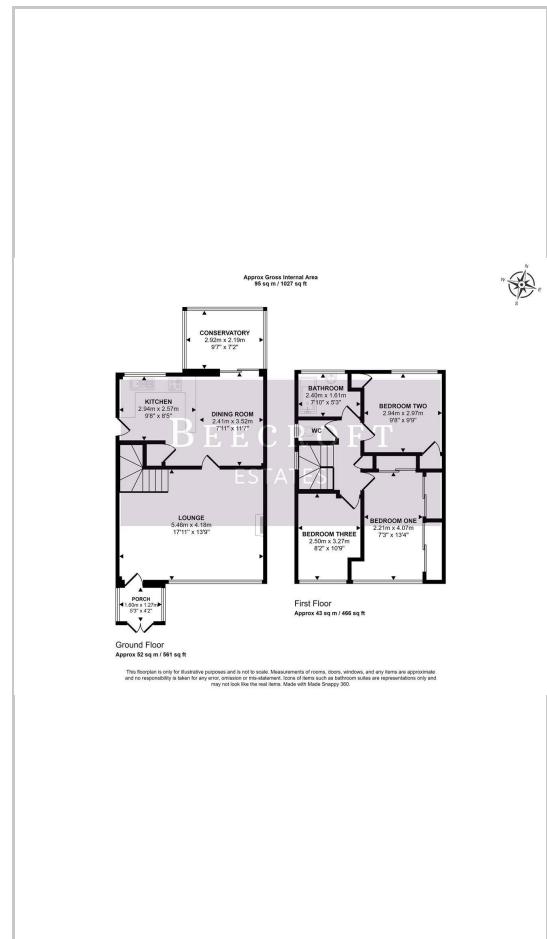
### OUTSIDE

There is a driveway providing off road parking and carport. To the rear is a generously proportioned garden area mainly laid to lawn with patio seating.

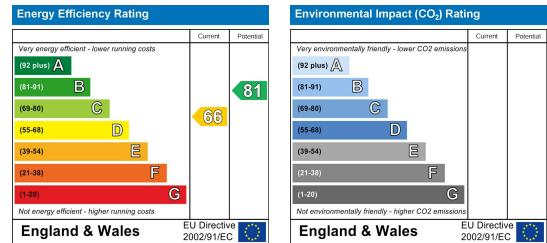
## Area Map



## Floor Plans



## Energy Efficiency Graph



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