



BEECROFT  
ESTATES

## 45 Cresswell Road

Swinton, Mexborough, S64 8PB

Offers In The Region Of £170,000



Three-Bedroom Semi-Detached Home with Great Potential – Sought-After Location

Situated in a highly desirable location, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to modernise and add their own personal touch. The property offers great scope to create a wonderful family home.

Externally, the property benefits from a driveway providing off-road parking and leading to a detached garage. To the rear, there is a generously sized garden—ideal for outdoor living or future landscaping projects.

Internally, the home offers well-proportioned rooms throughout and plenty of potential to reconfigure or upgrade to suit individual needs and lifestyle. Also includes a combi boiler within the property that was fitted within the last 5 years,



GROUND FLOOR

ENTRANCE HALL

Of good size with storage and stairs which rise to the first floor landing.

LOUNGE

A well-proportioned lounge featuring a front-facing double-glazed window, a charming feature fireplace, and a central heating radiator. Sliding doors to the rear provide access to the conservatory, enhancing the natural flow of the living space.

BREAKFAST KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by a worktop surface incorporating a sink unit with mixer tap. Additional features include a serving arch, a small breakfast seating area, a rear-facing double-glazed window allowing for natural light, and useful pantry.

CONSERVATORY

Enjoying a lovely outlook over the pleasant rear garden, offering a peaceful and private view.

REAR PORCH

The rear porch features a rear-facing double-glazed window and provides access to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

A three piece suite comprising shower, wc and wash hand basin. Double glazed window with obscure glazing and radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

A double bedroom with fitted wardrobes, double glazed window and radiator.

BEDROOM TWO

A further double bedroom again having fitted wardrobes, double glazed window and radiator.

BEDROOM THREE

A double glazed window and radiator.

BATHROOM

Fitted with a two-piece suite comprising a bath and sink unit, this bathroom also features a double-glazed window, built-in storage housing the combination boiler, and a central heating radiator.

WC

Wc and radiator.

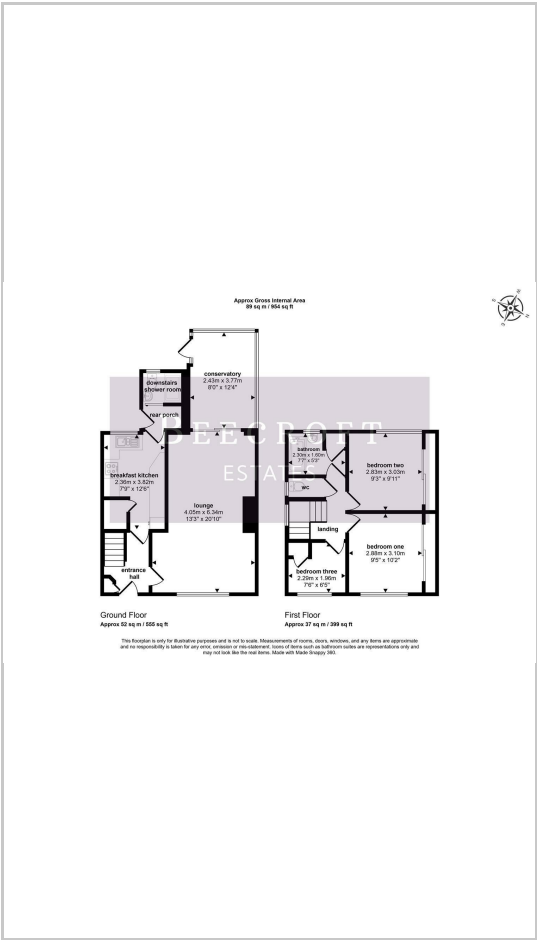
OUTSIDE

To the front of the property is a neatly lawned garden area, while to the side, a driveway provides ample off-road parking and leads to a detached garage. The rear of the property boasts a well-maintained garden, mainly laid to lawn, with mature shrubs and planted borders offering a pleasant and private outdoor space.

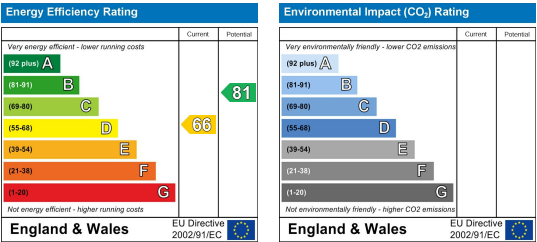
Area Map



Floor Plans



Energy Efficiency Graph



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