



1 Buckthorn Close, Swinton, Mexborough, S64 8QY

**Asking Price £260,000**

Occupying this enviable corner plot within this ever popular location is this Three Bedroom detached bungalow. Enjoying a further Dining Room which in turn leads to the conservatory, the property is surrounded by well maintained laid to lawn gardens with mature hedging and a large detached brick built garage. The property is offered with no onward vendor chain.

## 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 entrance door, central heating radiator and access to the accommodation.

## Lounge 13'10" x 16'2" (4.24 x 4.95)



With a front facing upvc bay 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 9'6" x 6'6" (2.91 x 2.00m)



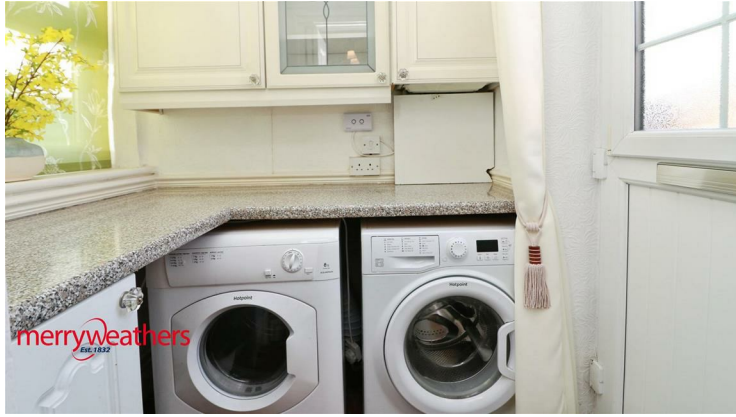
Adjacent to the kitchen, which would prove to be a spacious dining kitchen, gives access to the conservatory.

## Kitchen 9'4" x 8'6" (2.86 x 2.60)



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 access to the side porch.

## Porch Area



Hosting the central heating boiler system and an entrance door onto the driveway. The room hosts space and plumbing for an automatic washing machine.

## Conservatory 14'7" x 9'6" (4.46 x 2.92m)



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

## Shower Room



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

## Bedroom One 13'5" x 9'9" (4.10 x 2.99m)



With a upvc window and central heating radiator.

## Bedroom Two 8'11" x 9'10" (2.74 x 3.02m)



With a upvc window and central heating radiator.

## Bedroom Three 8'9" x 8'2" (2.67 x 2.51 )



With a upvc window and central heating radiator.

## Garage



Secured by an electrically operated door, with side courtesy door and rear window.

## External

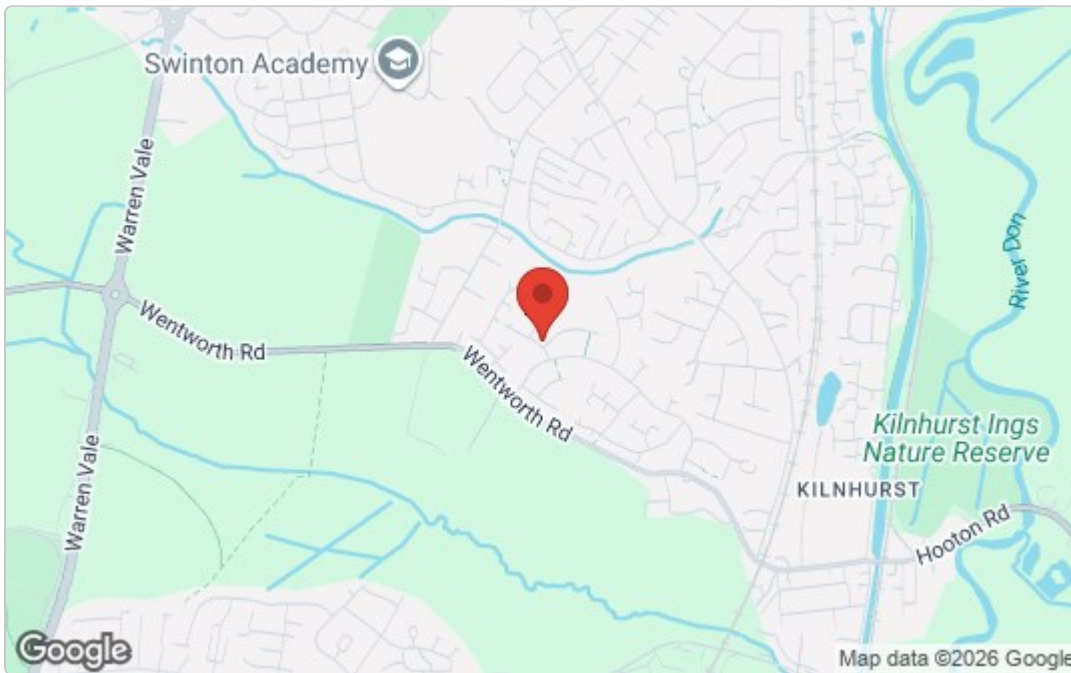


Occupying an impressive corner plot, with mature lawns and hedging, With driveway providing off road park preceding the garage.

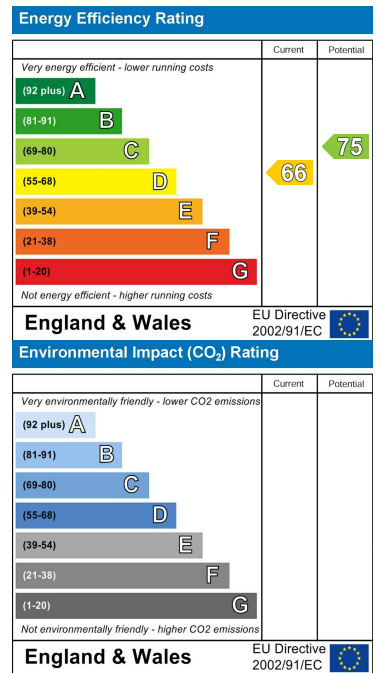
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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