

horton knights of doncaster

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Sanderson Way, Swinton, Mexborough, S64 8FG  
Price £180,000

**3 BEDROOM SEMI DETACHED HOUSE / POPULAR DEVELOPMENT / CONTEMPORARY FINISH THROUGHOUT/ OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES / ENCLOSED REAR GARDEN / AMPLE PARKING / EARLY VIEWING ESSENTIAL //**

Viewers will not be disappointed, the property is ready to move into finished with a modern smart interior and exterior. It has a gas central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, a contemporary style lounge which extends across the rear with double doors onto the rear garden, a large open plan dining kitchen with integrated appliances and a ground floor wc. On the first floor there are 3 bedrooms, two good doubles and a single plus a modern white bathroom with a shower. Outside are attractive gardens, the rear is fully enclosed plus ample parking to the side. Great location with access to all amenities, including good local schools etc.

**ACCOMMODATION**

A contemporary style double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a modern luxury vinyl tile floor covering, a central heating radiator, a staircase to the first floor accommodation.

**DINING KITCHEN**

**16'2" x 10'2" max (4.93m x 3.10m max)**  
This is a large open plan room, the kitchen is fitted with a range of high and low level units finished with a white cabinet door and a rolled edge work surface. Integrated appliances include a four ring gas hob with an extractor hood above and an oven beneath. There is a stainless steel sink with a mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer. Two pvc double glazed windows to the front and side elevations, a central heating radiator, 2 central pendant lights and a modern luxury vinyl floor covering.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush W/C, a wash hand basin with a tiled splashback, a continuation of the vinyl flooring, a central heating radiator and a central ceiling light.

**LOUNGE**

**13'9" x 10'9" (4.19m x 3.28m)**  
An attractive bright living space which extends across the rear elevation, there are two PVC double glazed double opening doors which lead out onto the rear garden, a further PVC double glazed window, a central ceiling pendant light and a central heating radiator.

**FIRST FLOOR LANDING**

This has doors to the bedrooms and bathroom and a central ceiling light.

**BEDROOM 1**

**13'6" x 8'2" (4.11m x 2.49m)**  
A large double bedroom, it has 2 PVC double glazed windows to the rear elevation, a central heating radiator and a central ceiling pendant light.

**BEDROOM 2**

**12'6" x 7'2" (3.81m x 2.18m)**  
A comfortable sized second double bedroom, it has a PVC double glazed window, a central ceiling light and a central heating radiator.

**BEDROOM 3**

**9'0" x 6'0" (2.74m x 1.83m)**  
A good single bedroom it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**BATHROOM**

Fitted with a modern white suite that comprises of a panelled bath with a mains plumbed shower over it, a pedestal wash hand basin and a low flush wc. There is tiling to the bathing areas and splashbacks, a modern laminate floor covering and a pvc double glazed window.

**OUTSIDE**

To the front of the property, there is an open plan lawn, a side driveway which provides car standing for two cars and in turn leads to a gated enclosed rear garden.

**REAR GARDEN**

The rear garden is all well laid out with a large paved

patio extending across the rear elevation and a well maintained lawn beyond. There are concrete posts and timber fencing to the perimeters providing screening and privacy.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

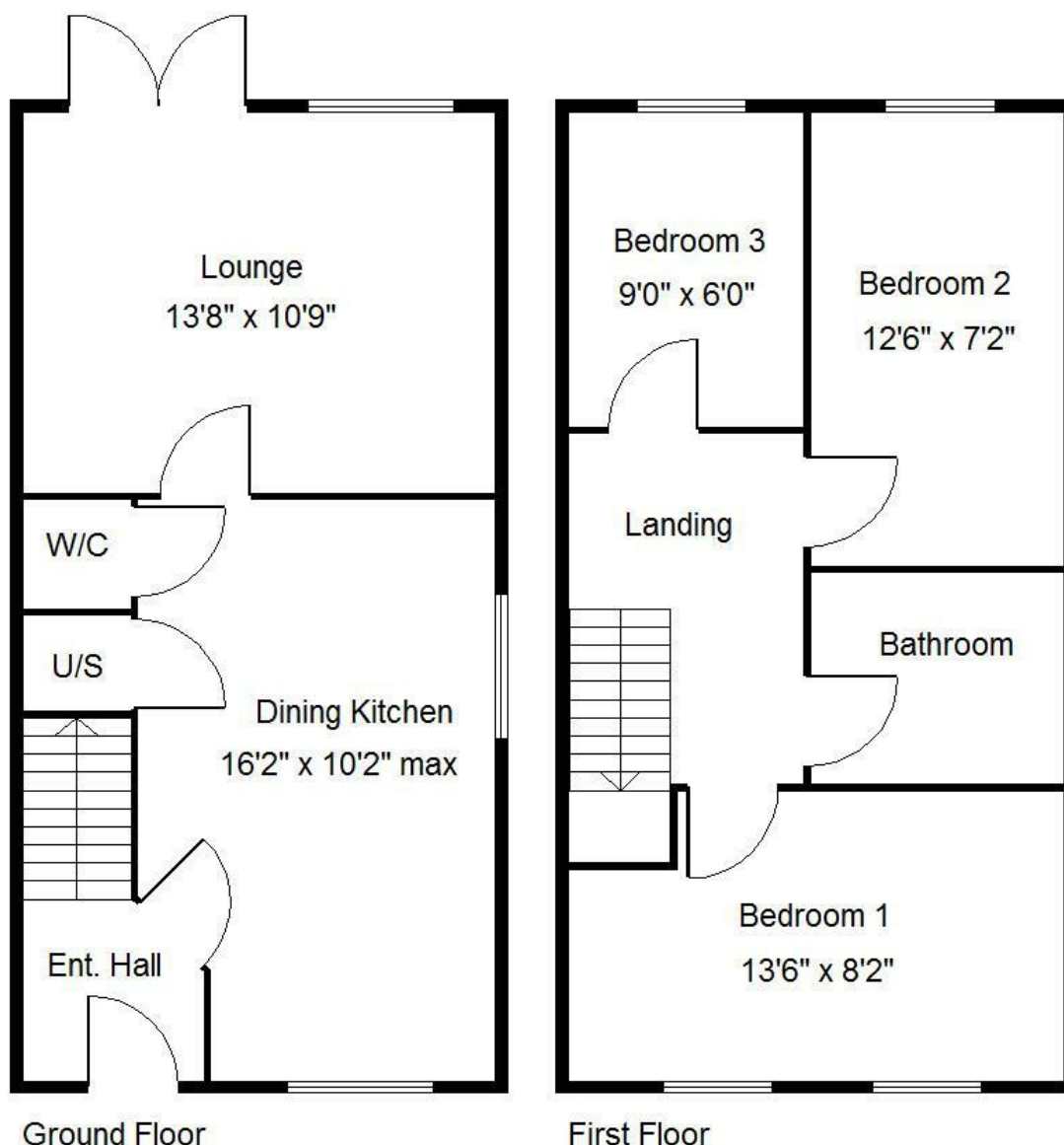
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC