



61a Celandine Rise, Swinton, Mexborough, South Yorkshire, S64 8NZ

**Asking Price £175,000**

WELL APPOINTED FAMILY RESIDENCE. This stunning THREE bedroom detached property is situated in the sought after area of Swinton, within catchment for highly regarded local schooling. The rear enclosed garden is mainly laid to lawn also giving access to the garage via the courtesy door. With a driveway providing off road parking an early viewing is essential to fully appreciate.



## 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.

### Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

### Lounge 10'8" x 15'7" (3.27 x 4.75)



With a front facing upvc window, central heating radiator and a laminate floor covering.

### Dining Kitchen 13'9" x 8'6" (4.20 x 2.61)



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 cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With rear facing UPVC patio doors entering conservatory.

### Conservatory 12'4" x 8'3" (3.76 x 2.53)



Built upon a brick base to include upvc double glazing and enjoying views over the rear garden.

### Master Bedroom 11'8" x 9'0" (3.56 x 2.76)



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

### Bedroom Two 6'11" x 9'5" (2.13 x 2.89)



With a rear facing upvc window and central heating radiator.

### Bedroom Three 6'8" x 6'8" (2.04 x 2.05)



With a rear facing upvc window and central heating radiator.

### Bathroom



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

### Garage

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

### External



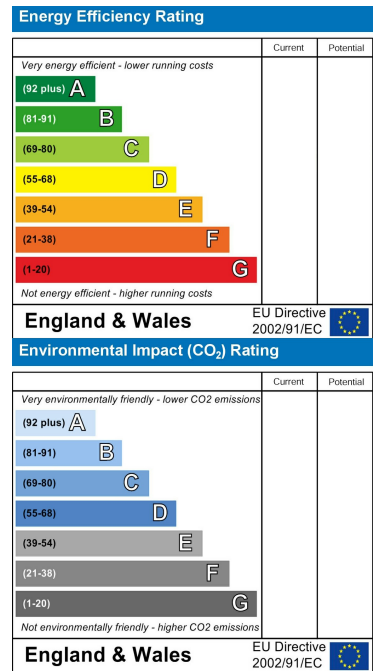
To the front of the property is a driveway providing off road parking for more than one vehicle. To the rear is an enclosed garden, with patio and lawn with borders.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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