



Hatherley Road

Swinton, S64 8PE

Guide Price £130,000



- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING WITH DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- EPC RATING D

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Nestled in the charming village of Swinton, this delightful three-bedroom semi-detached house on Hatherley Road presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 958 square feet, the property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this home is the large enclosed rear garden, providing a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The property also benefits from off-road parking with a convenient driveway, ensuring that you will never have to worry about finding a space after a long day.

Situated in a sought-after village location, this residence is ideally placed close to all local amenities, making daily errands a breeze. Furthermore, its excellent transport links offer a good commute to nearby towns and cities, making it perfect for those who work outside the village.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a peaceful community or seeking a sound investment, this semi-detached house on Hatherley Road is not to be missed. Come and see for yourself the potential this lovely home has to offer.

Entrance Hall

A composite front door opens into the roomy entrance hall, ideal for coats and shoes, with staircase rising to first floor, neutral décor, wall mounted radiator and door leading to the living room.

Living Room

11'9" x 14'1" to 13'07" (3.58m" x 4.29m" to 4.14m")

Filled with natural light from a front facing uPVC window the living room also has a decorative coal effect fire, giving this room not only a focal point but a cosy feel, decorated in neutral tones with wall mounted radiator, aerial point and door opening to the kitchen/diner.

Kitchen/Diner

12'07" x 10'4" (3.84m" x 3.15m")

Great space to enjoy meals with the family the kitchen has an array of wall and base units providing storage, contrasting work surface over with stainless steel sin, drainer and matching taps, space for free standing cooker with space and plumbing for washing machine, having neutral décor, splash back tiles to walls, uPVC window to the rear and well as rear composite door, wall mounted radiator and further door to pantry.

Pantry

The spacious pantry offers further storage space to this family home or is a great opportunity to open in to the kitchen area, currently having shelving and frosted window to the side.

Landing

Landing having uPVC window to the side elevation and all doors leading to bedrooms and bathroom.

Bedroom One

11'9" x 10'3" to 9'2" (3.58m" x 3.12m" to 2.79m")

A generously sized master bedroom with built in cupboards providing that extra storage we all crave, having uPVC window to the front and wall mounted radiator.

Bedroom Two

10'4" x 10'6" to 9'4" (3.15m" x 3.20m" to 2.84m")

Further good sized double bedroom, again with built in cupboards providing extra storage, with uPVC window to the rear and wall mounted radiator.

Bedroom Three

8'3" x 7'02" (2.51m" x 2.18m")

A roomy third bedroom or ideal home office, having neutral décor, wall mounted radiator and uPVC window to the front.

Bathroom

6'6" x 6'5" (1.98m" x 1.96m")

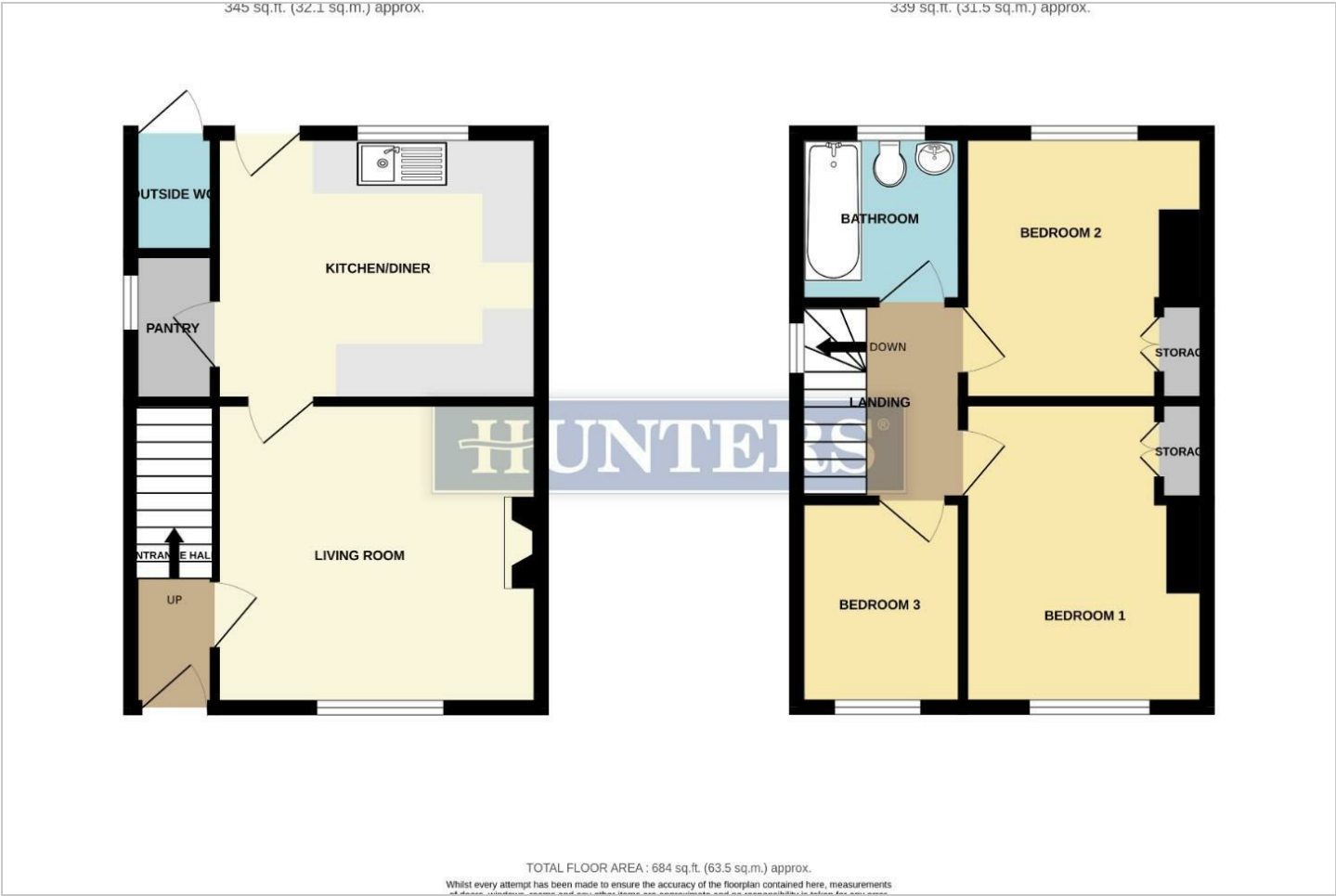
Perfect spot to unwind, the bathroom comprises of three piece suite with low flush WC, pedestal wash hand basin and bath, having wall mounted radiator and frosted uPVC window to the rear.

Exterior

The front of the property offers secure off road parking with paved driveway making this easier for you and guests, with access to front entrance door as well as pathway leading to the side and rear elevations.

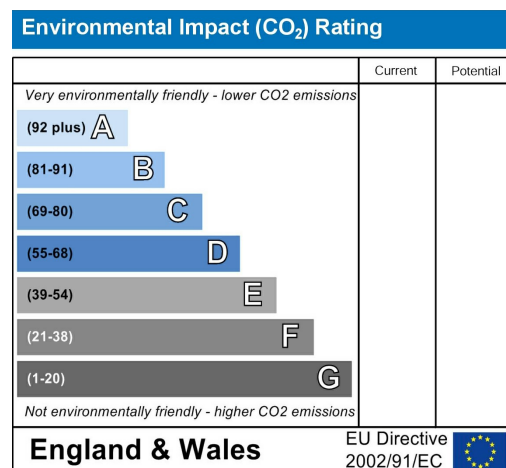
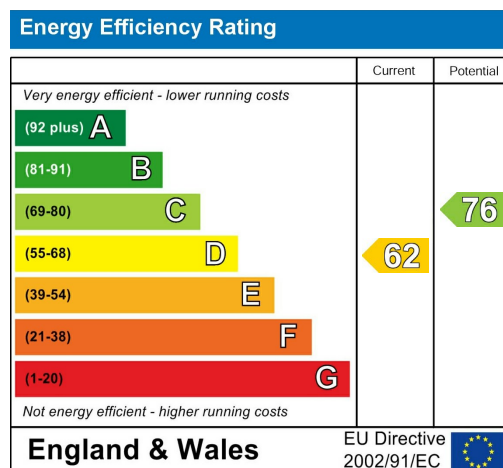
At the rear is a large fully enclosed garden, ideal for enjoying the warmer months, partly paved making this great for seating, leading to the well maintained lawn that the whole family can enjoy.

Floorplan





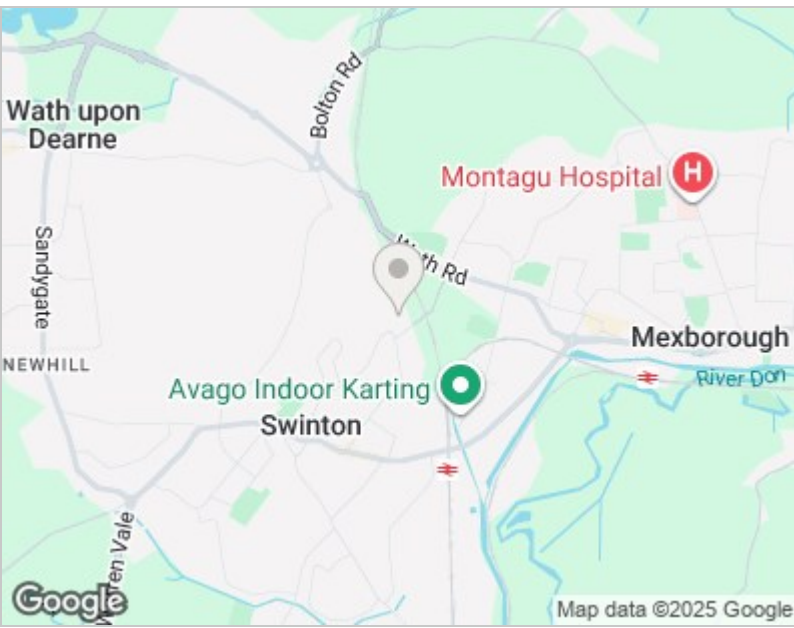
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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