



CHURCH STREET, SWINTON, MEXBOROUGH

OIRO £200,000 Freehold

A STUNNING EXTENDED PROPERTY AWAITING YOUR VISION... DO YOU JUST MOVE IN OR RENOVATE IT'S YOUR DECISION...!

Uflit are delighted to welcome to the market this beautiful significantly extended Bay Windowed property, retaining many period features whilst blending with the modern aspect of living.

SOLD

- Four Bedroom Extended Family Home
- In Need Of Renovation Whilst Offering Huge Potential
- Two Large Bay Windowed Reception Rooms
- Beautiful Period Features
- Off Road Parking & Integral Garage
- Cellar
- Fabulous SOUTH FACING GARDENS
- Highly Desirable Location
- NO ONWARD CHAIN... MUST BE VIEWED...!

A STUNNING EXTENDED PROPERTY AWAITING YOUR VISION... DO YOU JUST MOVE IN OR RENOVATE IT'S YOUR DECISION...! Uflit are delighted to welcome to the market this beautiful significantly extended Bay Windowed property, retaining many period features whilst blending with the modern aspect of living. Boasting an open hall with high ceilings and skirting which in turn emulates throughout the property. A lounge full of character with bay Window and period fireplace, a dining reception area with further day window and a fabulous log burning fire, kitchen area and an additional cellar. To the first floor four bedrooms, and a family bathroom. The outside benefits from a lawned garden protected by a delicate wall and a driveway provides offroad parking leading to the integral garage. To the rear a paved patio area and fabulous extensive SOUTH FACING lawned gardens with wrap around mature borders and a large lean to storage. Located in the heart of this desirable area of Swinton, close to an array of local amenities, excellent transport links and schools. A fabulous property at an affordable price. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: C
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Rear Garden

Cloakroom/ Porch

w: 1.7m x l: 0.9m (w: 5' 7" x l: 2' 11")

Entering through a glazed upvc door to a cosy cloakroom entrance with carpeted flooring.

Open Plan Lounge

w: 6.2m x l: 4.3m (w: 20' 4" x l: 14' 1")

Entering through a glazed upvc door to a spectacular open plan hallway. High ceilings and skirting with complimentary paneled walls emulate throughout the property and retain character and charm. Carpeted spindled stairs lead to first floor accommodation and an original Parka flooring meets laminate flooring. The lounge is complimented with a stunning period solid wood fire place with a bespoke cast iron with tiled façade inset, radiator, a large upvc bay window allows an abundance of light and glazed paneled doors give access to the dining area and kitchen.

Diner

w: 3.7m x l: 4.6m (w: 12' 2" x l: 15' 1")

A beautiful second reception room where your eyes are drawn to the chimney breast sheltering a period fire place adopting a log burning fire, a rear facing upvc bay window with a glazed upvc door illuminates and a radiator adds warmth.

Kitchen

w: 3.3m x l: 4.5m (w: 10' 10" x l: 14' 9")

Featuring a range of wall and base units with complimentary work surface areas with tiled back panels, integrated range oven, gas hob, extractor and plumbing for further utilities .A fabulous stone tiled flooring flows through to the rear extension, radiator, rear facing upvc window, a glazed upvc barn door to the rear and a door to the cellar.

Cellar

w: 2m x l: 4.2m (w: 6' 7" x l: 13' 9")

Creating a useful storage area.

FIRST FLOOR:

Landing

An offset spindled landing with doors giving access to four bedrooms, the family bathroom, rear facing upvc window and a loft hatch for further storage.

Master bedroom

w: 4m x l: 4.8m (w: 13' 1" x l: 15' 9")

A large double bedroom with an array of decorative features, laminate flooring, radiator and a front facing upvc bay window.

Bedroom 2

w: 4m x l: 3.9m (w: 13' 1" x l: 12' 10")

A further double bedroom with a decorative cast iron fire surround, laminate flooring, radiator, and a rear facing upvc bay window.

Bedroom 3

w: 2.2m x l: 2.4m (w: 7' 3" x l: 7' 10")

An ample sized third bedroom with laminate flooring and a front facing upvc window.

Bedroom 4

w: 2.3m x l: 5m (w: 7' 7" x l: 16' 5")

Adopting the extension is a further double bedroom with radiator and a front facing upvc window.

Family Bathroom

w: 2.5m x l: 2m (w: 8' 2" x l: 6' 7")

Comprising of a beautiful roll top freestanding bath with mixer tap shower, wash hand basin and a mid level wc. Fully tiled walls with feature tiling, complimentary tiled flooring, heated towel rail and a rear facing window.

Outside

A walled frontage protects the property and a lawned garden with mature shrubs. A driveway providing off road parking leading to the garage and further side gated access. To the rear a privately enclosed extensive SOUTH FACING garden with a paved patio leading to a large lawned gardens with mature borders and a lean to creating further storage.

DON'T DELAY CALL UFLIT TODAY









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.