



52, Albany Road, Kilnhurst, Mexborough, South Yorkshire, S64 5UG

Bettermove is pleased to present this 3 Semi Detached located in the heart of Swinton. The property is to be sold with No Chain and Vacant possession. Located within walking distance to local amenities and transport links (bus and train station) also only a 5 minute drive from 24 hour shopping store. The A1, M1 and M18 are all within 8 miles from the property making it easy for city commuters alike. Schools from nursery to secondary school are all within waling distance too.

The property offers off street parking with 2 spaces for large cars and a single garage included, Private rear gardens and attic storage.



Lounge 19'7" x 10'10" (5.97 x 3.32)

- Radiator to Front of lounge under Window
- Gas Fire
- Internet point and Phone line to rear of lounge
- Sliding Patio Doors to Rear Stone Paved Garden
- x2 Double plug port

Kitchen 19'6" x 10'10" (5.96 x 3.32)

- Fitted Units with 3 Piece sink and white goods
- Electric Oven, Gas Hobs and extractor fan
- Tiled Flooring and Splash Backs
- Radiator
- x2 Double plug port

Master Bedroom 12'0" x 10'4" (3.67 x 3.16)

- Telephone line and TV aerial ports
- Radiator under window
- Double plug port

Bedroom 2 14'3" x 9'0" (4.36 x 2.75)

- Radiator under window
- Double plug port

Bedroom 3 10'10" x 6'5" (3.32 x 1.96)

- Radiator under window
- Double plug port
- TV aerial port

Bathroom 5'5" x 4'9" (1.66 x 1.47)

- Heated Towel rack
- 3 piece bathroom Sink, Bath and shower with extractor fan
- Toilet is located in the next room with dimensions of 1.58 x 0.76

Garden

- Stone paved Patio with gated grass area and single shed

Garage 19'7" x 9'9" (5.99 x 2.99)

- Fitted storage units
- Electric rolling door
- Access to kitchen via side door

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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