

Churchills



Rookery Road

Swinton, Mexborough S64 8HY

- THREE BEDROOMS
- MODERN INTERIOR
- FAMILY/DINING ROOM
- GOOD LOCATION
- EXTENDED SEMI-DETACHED
- SPACIOUS KITCHEN
- OFF ROAD PARKING
- EPC D

Offers In The Region Of £170,000 Freehold





****ATTENTION ALL BUYERS**** This well presented spacious extended three bedroomed semi-detached property located in a very sought after area of Swinton. Situated close to local shops and schools this property is ideal for any first time buyer or growing family and requires an early viewing to appreciate the accommodation on offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing. Single panelled central heating radiator. Laminate wood effect flooring.

LOUNGE

13'6" * 11'10"

uPVC double glazed window to front elevation. Stone surround housing a modern electric fire with matching hearth. Laminate wood effect flooring. Double panelled central heating radiator.

FAMILY/DINING ROOM

11'4" * 10'2"

Laminate wood effect flooring. Two single panelled central heating radiator. Doorway to utility room/ WC. Open plan through to:

BREAKFAST KITCHEN

14'11" * 8'11"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising electric oven and hob with chimney type extractor over. Single drainer sink unit with mixer tap. Tiles to splash back areas. Laminate wood effect flooring. uPVC double glazed patio doors to rear garden.

UTILITY ROOM

7'0" * 4'8"

Two uPVC double glazed window to rear elevation. Laminate wood effect flooring. Space and plumbing for an automatic washing machine. Space for fridge freezer. Wall mounted combination boiler. Doorway to:

WC

Low flush WC. Extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby. Loft access point.

BEDROOM ONE

11'11" * 7'10" to wardrobes

uPVC double glazed window to front elevation. Single panelled central heating radiator. Range of fitted 'Sharps' wardrobes to one wall. Storage cupboard off.

BEDROOM TWO

10'2" * 10'1"

uPVC double glazed window to rear elevation. single panelled central heating radiator.

BEDROOM THREE

7'6" * 6'4"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

6'3" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls. Heated towel rail.

OUTSIDE AND GARDENS

To the front is a small walled garden with driveway. To the rear is a very large fenced garden, mostly grassed throughout with trees shrubs and bushes.



VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection

at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

MEASUREMENTS

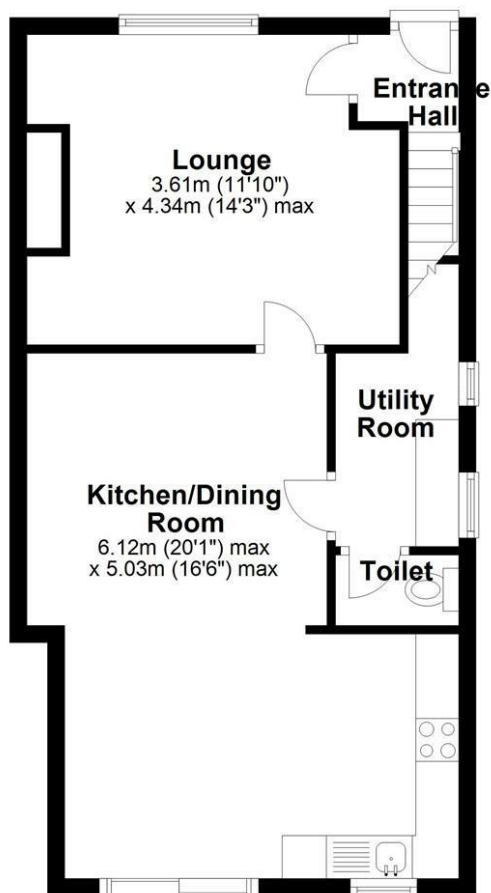
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



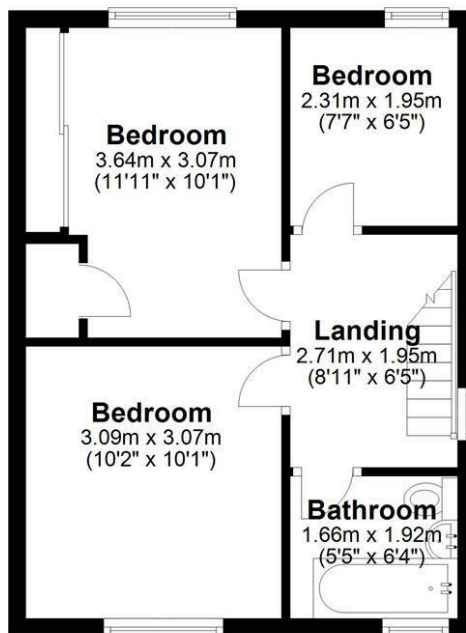


Local Authority
Council Tax Band A
EPC Rating D

Ground Floor



First Floor



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