

Churchills



Broome Avenue

Swinton, Mexborough S64 8QQ

- THREE BEDROOMS
- ENCLOSED GARDENS
- GAS CENTRAL HEATING
- GOOD RESIDENTIAL LOCATION
- END TOWN HOUSE
 - DRIVEWAY
- UPVC DOUBLE GLAZING
- EPC RATING TBC

Offers In The Region Of £130,000 Freehold





*****ATTENTION INVESTORS AND FTB'S*****

Viewing is highly recommended for this three bed roomed semi-detached property, situated in a popular area of Swinton and with easy access to transport link roads. The property also benefits from having gas central heating, uPVC double glazing, driveway and gardens to both front and the rear.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway leads to:

ENTRANCE LOBBY

Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

19'8" * 11'5"

uPVC double glazed window to front elevation. Living flame coal effect gas fire with marble back and hearth. Laminate wood effect flooring. Wall light points. uPVC double glazed doorway to rear garden. Single panelled central heating radiator.

KITCHEN

10'11" * 9'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor over. Single drainer stainless steel sink unit with mixer tap. Wall mounted combination boiler to one wall unit. Space and plumbing for an automatic washing machine. Single panelled central heating radiator. Tiles to splash back areas.

BREAKFAST AREA

7'6" * 6'3"

uPVC double glazed window to side elevation. understairs storage cupboard. Built in storage to one wall. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance lobby. Storage cupboard off. Loft access point.

BEDROOM ONE

10'4" * 10'0"

uPVC double glazed window to front elevation. Built in wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

12'6" * 9'0"

uPVC double glazed window to rear elevation. Built in wardrobe to one wall. Single panelled central heating radiator.

BEDROOM THREE

10'9" * 6'3"

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

BATHROOM

5'5" * 5'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to shower and splash back areas. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a good size garden, mostly grass with path leading to front door. Driveway to front. To the rear and side there is a medium size fenced garden with paved patio area to rear.

VIEWINGS

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

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.

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 Rotherham
Council Tax Band A
EPC Rating D



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