

**Churchills**



## **Aldervale Close**

Swinton, Mexborough S64 8UB

- TWO BEDROOMS
- GOOD LOCATION
- BEAUTIFUL ENCLOSED GARDEN
- EPC RATING D
- SEMI DETACHED HOUSE
- DRIVEWAY
- GAS & ELECTRIC CERTIFICATES

**Offers In The Region Of £155,000 Freehold**





**\*\*\*ATTENTION FIRST TIME BUYERS\*\*\* This excellent two bedroom semi detached house situated in a very good area of Swinton. A short drive to local shops and train station, this property is ideal for any first time buyer looking for a starter home.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway open into:

##### **KITCHEN**

12'8" \* 8'2"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor above. Space and plumbing for an automatic washing machine. Space for fridge. Single panelled central heating radiator. Tiles to splash back areas. Extractor fan. Storage cupboard off.

##### **LOUNGE**

12'8" \* 13'1"

uPVC double glazed window and door to rear elevation. Surround housing a living flame coal effect gas fire with marble back and hearth. Laminate wood effect flooring. Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Stairs from lounge with handrail, spindles and newel posts.

##### **BEDROOM ONE**

11'11" \* 9'6"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. Built in wardrobes to one wall.

##### **BEDROOM TWO**

9'10" \* 6'3"

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

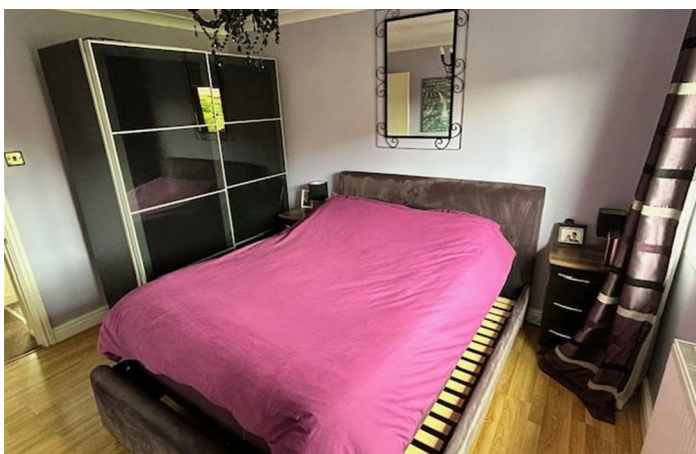
##### **BATHROOM**

6'2" \* 6'1"

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. Heated towel rail, uPVC cladding to walls.

#### **OUTSIDE AND GARDENS**

To the front is a landscaped garden with driveway to side leading to a block paved patio area and further landscaped gardens to rear.



## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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](mailto: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 Rotherham**  
**Council Tax Band A**  
**EPC Rating D**

**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.