

Churchills



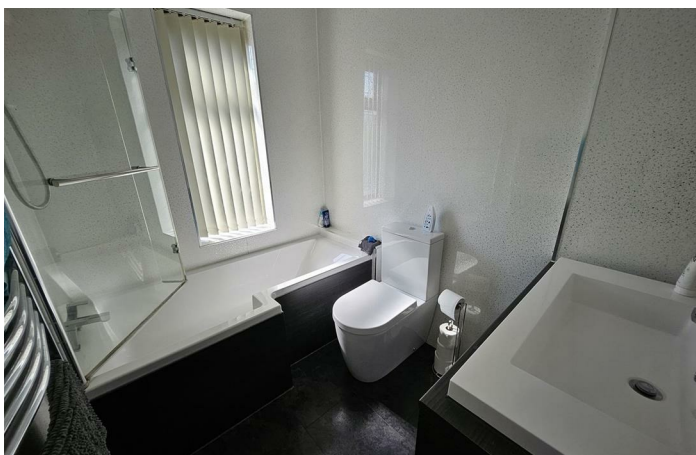
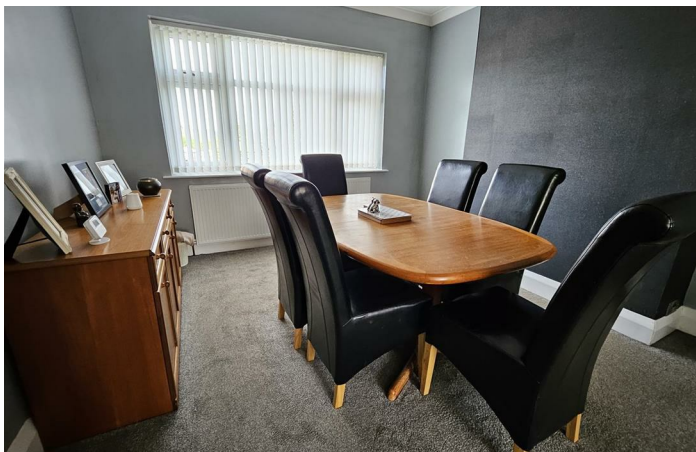
Fitzwilliam Street

Swinton, Rotherham S64 8RN

- THREE DOUBLE BEDROOMS
- ATTIC CONVERSION (3RD BED)
 - CONVERTED CELLAR/GYM
 - EXCELLENT LOCATION
- SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINING
 - DETACHED GARAGE
 - EPC RATING E

Offers In The Region Of £230,000





Welcome to this charming semi-detached house located on Fitzwilliam Street in the delightful area of Swinton. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three double bedrooms, there's plenty of space for everyone to enjoy.

One of the highlights of this lovely home is the modern bathroom, providing a touch of luxury to your daily routine. Additionally, the attic bedroom offers a sense of luxury with its modern look and ensuite shower room.

For those who enjoy staying active, the converted cellar can be used as a gym, ensuring you can keep fit without leaving the comfort of your own home. Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property on Fitzwilliam Street has to offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

STORM PORCH

uPVC double glazed windows to front and side elevations. Timber framed doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing with handrail, spindles and newel posts. Doorway to converted cellar.

LOUNGE

13'9" * 11'5"

uPVC double glazed bay window to front elevation. Modern wall mounted flame effect gas fire. Two wall light points. Double panelled central heating radiator. TV aerial socket. Open plan through to:

DINING ROOM

12'8" * 11'4"

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

KITCHEN

9'11" * 7'11"

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 gas hob with extractor over. Integrated fridge. Single drainer sink unit with mixer tap. Tiles to splash back areas. Ceramic tiles to floor. Single panelled central heating radiator.

REAR UTILITY PORCH

7'4" * 7'5"

uPVC double glazed windows to three elevations. Roll edged work surface with space and plumbing for an automatic washing machine and dryer. Single panelled central heating radiator. Ceramic tiles to floor. uPVC double glazed and panelled doorway to rear garden.

CELLAR

12'9" * 10'7"

Partly converted into a gymnasium Ceramic tiles to floor. Storage room off. Space for freezer. Wall mounted combination boiler. Further unconverted room measuring 4.10m * 3.88m.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Doorway leading to stairs to attic bedroom with handrail, spindles and newel posts. uPVC double glazed window to front elevation. Double panelled central heating radiator.

BEDROOM ONE

12'7" * 8'7" to wardrobes

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of fitted wardrobes to one wall and to either side of bed space.

BEDROOM TWO

11'5" * 9'6" to wardrobes

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

FAMILY BATHROOM

7'5" * 5'8"

uPVC double glazed window to front elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin storage beneath and low flush WC. uPVC cladding to walls and ceiling. Heated towel rail.

ATTIC BEDROOM

16'3" * 11'0"

uPVC double glazed window to rear and front elevation. Two single panelled central heating radiators. Built in wardrobe to one wall. LED downlights to ceiling. Storage to eaves.

EN-SUITE

Suite in white comprising of low flush WC, and hand wash basin with storage beneath. Shower cubicle with direct feed shower. uPVC cladding to walls. Heated towel rail. Extractor fan.

DETACHED GARAGE

19'8" * 8'11"

Concrete section. Window to rear elevation. Roller door. Light , power and water supplied.



OUTSIDE AND GARDENS

To the front a block paved path leads to front door. To the rear is a good size garden mostly grass with block paved patio area and a block paved driveway leads to the detached garage.

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.

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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 B
EPC Rating

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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.