

**Churchills**

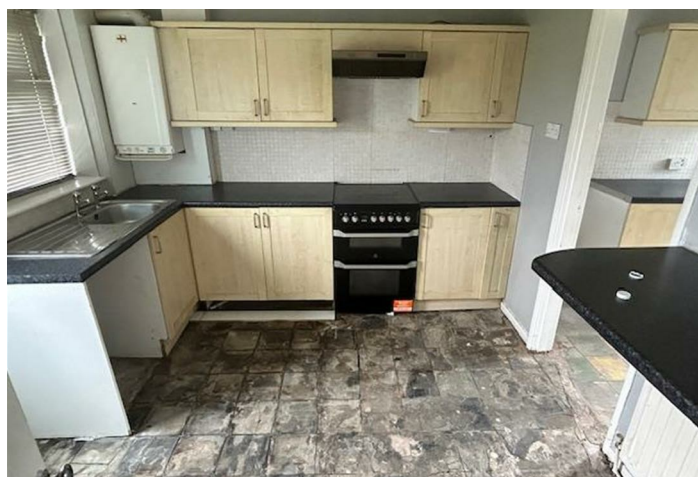


## **Thomas Street**

Swinton, Rotherham S64 8QT

- THREE BEDROOMS
- NEEDS MODERNISATION
- FRONT AND REAR GARDENS
- EPC RATING E
- MID TOWN HOUSE
- COMBINATION BOILER
- uPVC DOUBLE GLAZED

**Offers In The Region Of £120,000 Freehold**





## Location

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE LOBBY

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

#### LOUNGE/DINER

19'7" \* 12'0"

uPVC double glazed window to front and rear elevation. Surround housing a living flame coal effect gas fire. Two single panelled central heating radiator.

#### KITCHEN

10'10" \* 10'3"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Single drainer sink unit with mixer tap. uPVC double glazed and panelled doorway to rear garden.

#### UTILITY ROOM

10'2" \* 6'4"

uPVC double glazed and panelled doorway to front elevation. Space for fridge/freezer. Space and plumbing for an automatic washing machine. Storage cupboard off.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from entrance lobby.

#### BEDROOM ONE

12'0" \* 10'4"

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

#### BEDROOM TWO

14'1" \* 9'1" reducing to 5'3"

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

#### BEDROOM THREE

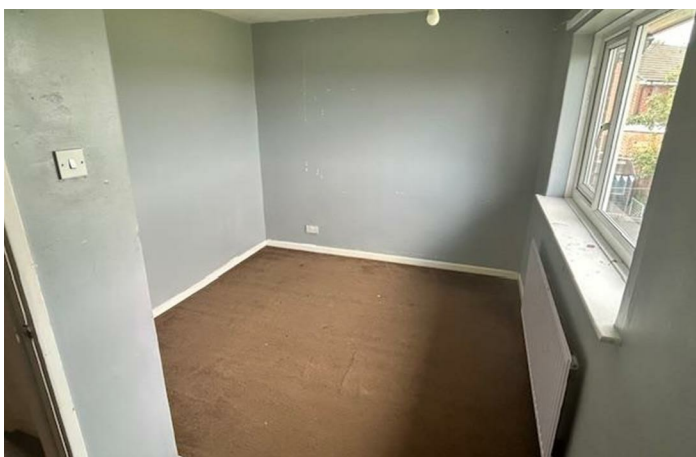
10'11" \* 6'3"

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

#### BATHROOM

7'8" \* 5'2"

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 area. Single panelled central heating radiator.



## OUTSIDE AND GARDENS

To the front is a good size fenced garden, mostly grass and to the rear is a similar size garden fenced and grassed with open aspects to the rear.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## 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.

## 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

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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 A**  
**EPC Rating**



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