

**Churchills**



## Warren Vale Road

Swinton, Mexborough S64 8UP

- EXTENDED SEMI-DETACHED
  - DRIVEWAY & GARDENS
- LOG BURNER & COMBI BOILER
  - LOCAL SCHOOLS
  - EPC RATING D
- THREE BEDROOMS
- TWO RECEPTION ROOMS
  - GREAT LOCATION
  - LOCAL AMENITIES

**Asking Price £210,000 Freehold**





## Location

3 BED SDH, BLOCK PAVED, GARDENS, NEW BATHROOM, LOG BURNER, ALL MODERN, WANTS FULL MANAGEMENT, AVAILABLE AFTER XMAS

## Ground Floor Accommodation

uPVC double glazed and panelled doorway opens into:

### Entrance Hallway

uPVC double glazed window to side elevation.. Stairs to first floor landing with handrail, spindles and newel posts. Period central heating radiator.

### Lounge

12'5" \* 11'8"

uPVC double glazed bay window to the front elevation. Feature log burner fire and tiled hearth and back. Period central heating radiator.

### Kitchen

17'10" \* 12'2"

uPVC double glazed window to the side elevation. A range of modern white gloss wall and base units with black worktops and white upstands, composite sink unit with mixer tap and integrated dishwasher. Range style cooking set in chimney wall alcove. space and plumbing for washing machine, fridge freezer and further appliances. Black tiled floor and grey vertical radiator. Open through to:

### Sun Room Extension

12'0" \* 9'9"

Grey bi-fold doors overlooking the garden with integrated blinds. Grey vertical radiator.

## First Floor Accommodation

### Landing

Stairs from entrance hallway. Handrail, spindles and newel posts across landing area. uPVC double glazed window to side elevation. Loft access point.

### Bedroom One

12'7" \* 11'8"

uPVC double glazed window to the front elevation Feature cast iron fireplace, central heating radiator.

### Bedroom Two

12'3" \* 11'10"

uPVC double glazed window to the rear elevation Feature cast iron fireplace, central heating radiator.

### Bedroom Three

9'0" \* 5'9"

uPVC double glazed window to the rear elevation Central heating radiator.

### Bathroom

6'9" \* 5'9"

uPVC double glazed window to the front elevation A modern white suite comprising of bath with direct shower over, wc and sink unit. Fully tiled to all walls and matching flooring.

### **Outbuilding**

Detached brick built garage room with uPVC doors to the front elevation. and light and power supply.

### **Outside and Gardens**

There is parking to the front of the property leading to the shared driveway. To the rear is an enclosed garden with large patio created from York Stone and a generous section of artificial grass.

### **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 B**  
**EPC Rating D**



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