

# Churchills

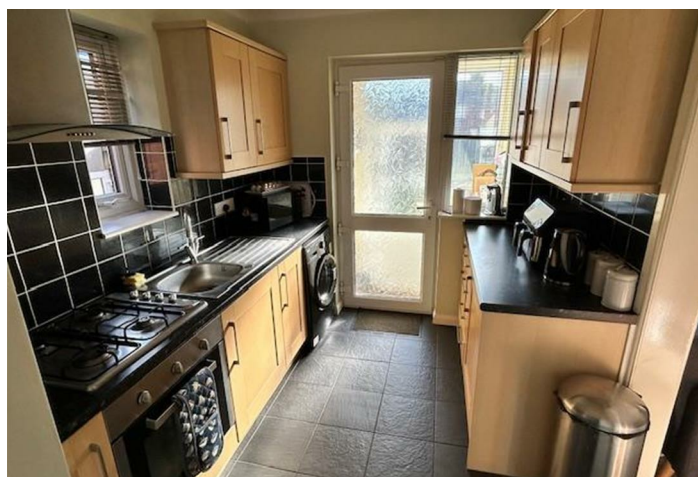


## Rookery Road

Swinton, Mexborough S64 8HY

- THREE BEDROOMS
- SOLD WITH SITTING TENANT
- OFF ROAD PARKING
- GOOD LOCATION
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
- FRONT AND REAR GARDENS
- EPC RATING D

**Offers In The Region Of £145,000 Freehold**







## Location

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### STORM PORCH

uPVC double glazed and panelled doorway to:

#### ENTRANCE HALLWAY

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

#### LOUNGE

14'5" into bay \* 12'0"

uPVC double glazed bay window to front elevation. Surround housing a living flame coal effect gas fire with marble hearth. Double panelled central heating radiator. TV aerial socket.

#### DINING ROOM

10'3" \* 10'4"

uPVC double glazed French doors to rear garden. Double panelled central heating radiator. Storage cupboard off.

#### KITCHEN

12'0" \* 7'6"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Integrated fridge unit. Tiles to splash back areas. Ceramic tiles to floor. Single panelled central heating radiator. uPVC double glazed and panelled doorway to:

#### REAR ENTRANCE PORCH

uPVC double glazed windows to rear and side elevations. Roll edged work surface with space for dryer. uPVC double glazed and panelled doorway to rear elevation.

### FIRST FLOOR ACCOMMODATION

#### LANDING

uPVC double glazed window to side elevation. Stairs to first floor landing with handrail, spindles and newel posts. Loft access point.

#### BEDROOM ONE

10'11" \* 8'11" to wardrobes

uPVC double glazed windows to front elevation. Range of fitted wardrobes and drawers to two walls. Single panelled central heating radiator.

#### BEDROOM TWO

10'6" \* 10'5"

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



### **BEDROOM THREE**

7'2" \* 9'6" reducing to 7'3"

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

### **BATHROOM**

8'5" \* 7'6" reducing to 4'8"

uPVC double glazed window to side and rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to all walls. Heated towel rail.

### **OUTSIDE AND GARDENS**

To the front is a low maintenance walled garden with off road parking for one car. To the rear is a good size fenced garden mostly grass with two storage outhouses.

### **VIEWINGS**

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

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier  
Heating is gas and supplied by Mains Supplier

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Yorkshire Water

### **BROADBAND**

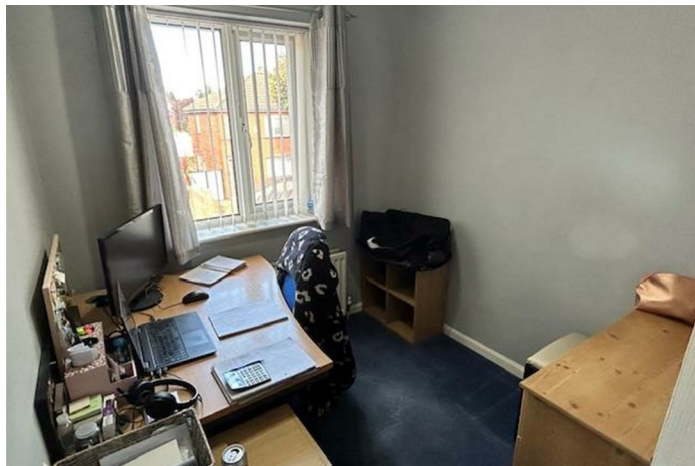
The property broadband speed is potentially excellent with Ultrafast broadband available.

### **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



**Local Authority Rotherham**  
**Council Tax Band A**  
**EPC Rating D**



**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
Info@churchillsestateagents.com  
www.churchillsestateagents.com

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.