

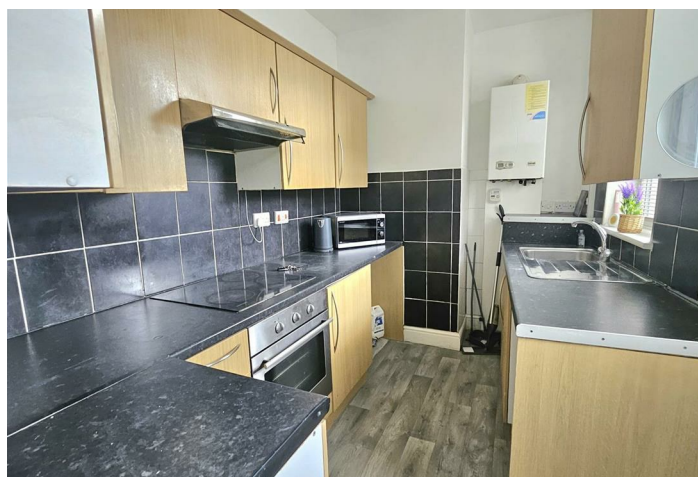


Rowms Lane

Swinton S64 8AA

- SHOP FRONT
- VERSATILE BUILDING
- SPACIOUS LIVING
- GAS & ELECRC CERTIFICATES
- LIVING ACCOMODATION
- THREE DOUBLE BEDROOMS
- ENCLOSED GARDENS
- EPC RATING E

Offers In The Region Of £95,000 Freehold





This property provides a unique opportunity for those interested in running a business from home or generating rental income with the spacious living accommodation included. Although renovated to a good standard you could also convert the building to separate flats, subject to planning permission.

Boasting a spacious living area there is a kitchen and lounge on the ground with access to the cellar, shop front and wc and three generously sized bedrooms and bathroom on the first floor. The loft space is of a generous size for further improvements.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, making it a great choice for your next home or investment.

In summary, this has a fantastic blend of residential comfort and commercial potential, set in a good location that caters to a variety of lifestyles. Don't miss the chance to make this versatile property your own.

SHOP UNIT

23'4" reducing to 19'8" x 12'4"

uPVC double glazed windows and entrance door to the front elevation. Access to the cellar and WC. Access to living accommodation.

GROUND FLOOR ACCOMMODATION

LOUNGE

Access from shop front. uPVC double glazed window to the rear elevation. Fireplace and electric fire, central heating radiator. Access to the cellar. Through to:

KITCHEN

10'7" x 6'10"

uPVC double glazed window and entrance door to the side elevation. Range of wall and base units with built in cooking facilities comprising of electric oven, ceramic hob and extractor hood over. Space and plumbing for washing machine and further appliance, combi boiler to one wall.

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from ground floor lobby. Spacious landing area with two storage cupboards and access to the loft space.

BEDROOM ONE

11'11" x 12'1"

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

BEDROOM TWO

11'3" reducing to 7'10" x 12'9"

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

BEDROOM THREE

12'1" reducing to 10'4" x 9'6"

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

BATHROOM

11'0" x 6'10"

uPVC double glazed window to the side elevation. A modern suite in white comprising of bath, sink and wc. Separate tiled shower cubicle, with electric shower and bi-fold glass door. Central heating radiator.

EXTERIOR & GARDENS

Accessed down the side of the building is a paved patio area and garden with artificial grass, shrubs and plants.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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



**Local Authority Rotherham Metropolitan Borough
Council
Council Tax Band A
EPC Rating E**



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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.