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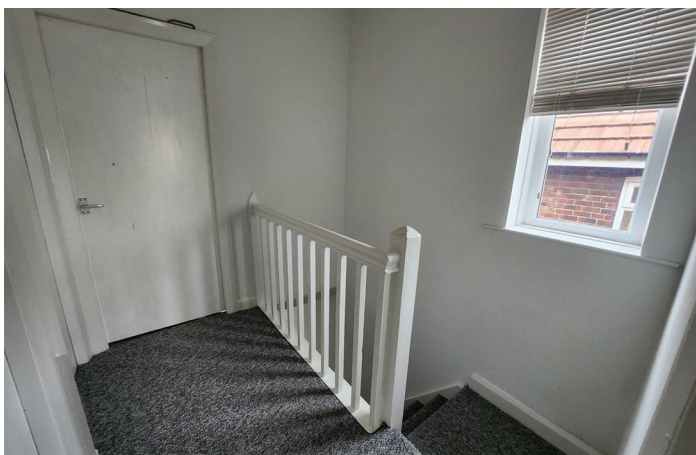
Toll Bar Road

Swinton S64 8HH

- THREE BEDROOMS
- LARGER THAN AVERAGE GARDENS
 - DINING KITCHEN
 - NO VENDOR CHAIN
- SEMI DETACHED HOUSE
 - DRIVEWAY
 - DOWN STAIRS WC
 - EPC RATING C

Offers In The Region Of £170,000 Freehold





Situated in Swinton is this semi-detached house presenting an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room and kitchen serves as a perfect gathering space, while the downstairs wc is an extra convenience.

One of the standout features of this home is its larger than average gardens with storage buildings, providing a delightful outdoor space for relaxation, play, or gardening enthusiasts. The property also boasts a driveway, allowing for off road parking, which is a valuable asset in this area.

Importantly, this property comes with no vendor chain, ensuring a smooth and efficient purchasing process. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment, this semi-detached house is a must-see. With its blend of space, convenience, and potential, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and paneled doorway opens into:

ENTRANCE HALLWAY

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

LOUNGE

14'2" x 14'1"

uPVC double glazed window to front elevation. Single paneled central heating radiator. TV aerial socket.

KITCHEN

11'10" x 10'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with chimney type extractor with glass canopy. Space for fridge/freezer. Space and plumbing for an automatic washing machine. Space for automatic dishwasher. Tiles to splash back areas. Vertical radiator. Pantry off housing combination boiler.

WC

uPVC double glazed window to side elevation. Low flush WC.

REAR ENTRANCE LOBBY

uPVC double glazed and paneled doorway to side elevation. Single paneled central heating radiator. Doorway to:

LANDING

Stairs from entrance lobby. uPVC double glazed window to side elevation. Loft access point.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

11'11" x 9'2"

uPVC double glazed window to front elevation. Double paneled central heating radiator. Built in wardrobe to one wall. Storage cupboard off.

BEDROOM TWO

10'10" x 9'5"

uPVC double glazed window to rear elevation. Single paneled central heating radiator. Built in wardrobe to one wall.

BEDROOM THREE

8'5" x 6'10"

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

BATHROOM

6'5" x 6'3"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed rain shower, hand wash basin with storage beneath and low flush WC. Fully tiled to all walls. Heated towel rail.

OUTSIDE AND GARDENS

To the front is a small garden with driveway for off road parking. To the rear is a good size fenced garden which is mostly grass.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsstateagents.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 Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham
Council Tax Band B
EPC Rating C



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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.