

# Churchills



## Broome Avenue

Swinton

- THREE BED TOWN HOUSE
  - DUAL ASPECT LOUNGE
  - DINING AREA & STORAGE
- GOOD RESIDENTIAL LOCATION
- CORNER PLOT & DRIVEWAY
  - MODERN KITCHEN
  - COMBINATION BOILER
  - EPC RATING D

**Offers In The Region Of £140,000 Freehold**







Situated on Broome Avenue in Swinton, this delightful townhouse presents an excellent opportunity for families. With its inviting façade and well-thought-out layout, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The home features three comfortable bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom caters to the needs of the household, ensuring convenience and comfort.

Convenient for amenities with local shops, schools, and parks within easy reach, this townhouse on Broome Avenue is a wonderful place to call home. Don't miss the chance to view this charming property and envision your future in this lovely neighbourhood.

#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway leads to:

#### ENTRANCE LOBBY

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

#### LOUNGE

19'8" \* 9'11"

uPVC double glazed window to front elevation. Living flame coal effect gas fire with marble back and hearth. Laminate wood effect flooring. Wall light points. uPVC double glazed doorway to rear garden. Single panelled central heating radiator.

#### KITCHEN/DINER

10'11" \* 9'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor over. Single drainer stainless steel sink unit with mixer tap. Wall mounted combination boiler to one wall unit. Space and plumbing for an automatic washing machine. Single panelled central heating radiator. Tiles to splash back areas.

#### DINING AREA

7'6" \* 6'3"

uPVC double glazed window to side elevation. understairs storage cupboard. Built in storage to one wall. Single panelled central heating radiator.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from entrance lobby. Storage cupboard off. Loft access point.

#### BEDROOM ONE

10'4" \* 10'0"

uPVC double glazed window to front elevation. Built in wardrobes to one wall. Single panelled central heating radiator.

#### BEDROOM TWO

12'6" \* 9'0"

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

#### BEDROOM THREE

10'9" \* 6'3"

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

## BATHROOM

5'5" \* 5'4"

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 and splash back areas. Single panelled central heating radiator.

## OUTSIDE AND GARDENS

To the front is a good size garden, mostly grass with path leading to front door. Driveway to front. To the rear and side there is a medium size fenced garden with paved patio area to rear.

## 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 Mains Supplier

## MOBILE COVERAGE

Current mobile coverage for indoors LIMITED 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 A**  
**EPC Rating D**



**Churchills Sales Office**

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

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://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.