



Rockingham Road

Swinton, Rotherham, S64 8EB

Guide Price £245,000 - £255,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- EXTENSIVE REAR GARDEN
- EXTENDED TO MAKE 2ND FLOOR ADDING BEDROOM AND SHOWER ROOM
- SOUGHT AFTER LOCATION
- EPC RATING D
- OFF ROAD PARKING
- CONSERVATORY
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND C

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Nestled in the charming village of Swinton, Rotherham, this delightful three-bedroom semi-detached family home on Rockingham Road offers a perfect blend of comfort and convenience. Spanning three stories, the property boasts generous dimensions throughout, ensuring ample space for family living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests, this leads seamlessly to a lovely conservatory, providing a bright and airy space to enjoy the garden views. The extensive rear garden is a true highlight, offering a private oasis for outdoor activities, gardening, or simply unwinding in the fresh air.

The property features three spacious bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Off-road parking is available, complemented by a garage, ensuring that your vehicles are secure and easily accessible. The sought-after village location enhances the appeal of this home, with local amenities, schools, and parks within easy reach, making it an ideal choice for families.

This semi-detached house is not just a property; it is a place where cherished memories can be made. With its combination of space, comfort, and a lovely garden, it presents an excellent opportunity for those seeking a family home in a desirable area. Do not miss the chance to make this wonderful house your new home.

Entrance Hall

6'05" x 15'05" (1.96m x 4.70m)

Via a uPVC and glass front entrance door this opens into the welcoming hall, ideal for coats and shoes with carpeted stairs rising to first floor, wall mounted radiator, carpet flooring, uPVC window to the side elevation and doors leading to Dining Room and Kitchen.

Living Room

12'03" x 14'01" including bay window (3.73m x 4.29m including bay window)

The living room is filled with natural light from the large uPVC bay window to the front. Comprising from stylish décor, wall mounted radiator, carpet flooring and open doorway leading straight through to the Dining area. Beautiful electric fire placed in the centre giving the room not only a focal point but a cosy feel.

Dining Room

12'03" x 12'07" (3.73m x 3.84m)

Great space to entertain family and friends the dining room feels light and open with access to both the living area and uPVC French doors to the conservatory, decorated in neutral tones with wall mounted radiator and ample space for a large dining table making this a real hub of the home.

Conservatory

9'06" x 10'00" (2.90m x 3.05m)

Added bonus to this home is the conservatory, with many uses such as second reception, home office or play room, with uPVC windows and double doors overlooking the vast garden, really bringing the outdoors in and making another space the whole family can enjoy all year round.

Kitchen

7'11" x 15'09" (2.41m x 4.80m)

The galley style kitchen has an array of wall and base units fitted providing storage space with granite worksurface over. Comprising of undermounted silgranit sink, drainer and mixer tap, two built in eye level electric ovens one includes microwave/oven, built in four ring gas hob with extractor fan over and room for tall fridge freezer. Neutrally decorated with splash back tiling and tiled flooring, wall mounted radiator and uPVC windows to the rear and side. UPVC external door leading out to the beautiful rear garden and further door leading into the handy pantry providing extra storage space we all crave.

Landing

Carpeted landing having uPVC windows to both the side and front elevation, as well as staircase rising to top floor. All doors then lead to bedrooms one and two as well as family bathroom.

Bedroom One

12'02" x 14'03" (3.71m x 4.34m)

Generously sized master bedroom, beautifully presented with fitted wardrobes providing that extra storage we all crave,

large uPVC bay window to the front fills the room with natural light and has a built in window seat to relax and unwind, decorated in neutral tones with wall mounted radiator to finish.

Bedroom Two

12'02" x 12'08" (3.71m x 3.86m)

A further sizable double bedroom, again with built in wardrobes providing storage, carpet flooring, uPVC window to the rear giving views of the garden and wall mounted radiator to finish. Storage cupboard located in the corner where you will find the combi boiler.

Family bathroom

7'09" x 6'04" (2.36m x 1.93m)

The serene family bathroom is the ideal spot to relax and unwind after a long day, comprising of four piece suite, with low flush WC, pedestal wash hand basin, bath and corner shower unit, fully tiled for easy clean, with wall mounted towel rail and uPVC frosted window to the rear.

Landing

From landing doors lead to bedroom three and shower room.

Bedroom Three

10'08" x 13'08" (3.25m x 4.17m)

Last but certainly not least is the third bedroom, a substantial double bedroom with splendid décor and plenty of space for extra furniture. Comprising of carpet flooring, wall mounted radiator and uPVC window looking over the rear garden.

Shower Room

6'10" x 4'11" (2.08m x 1.50m)

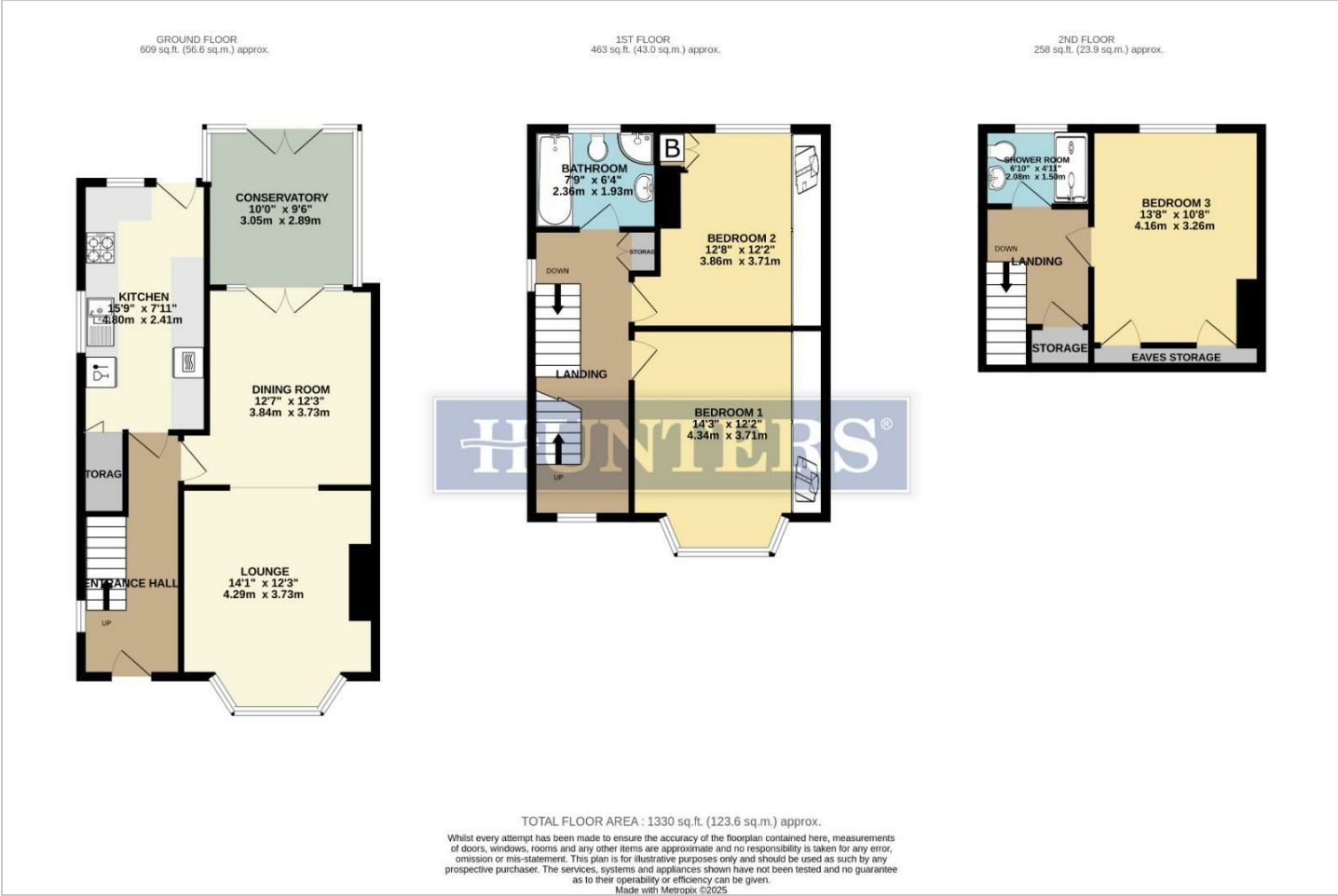
The shower room is the perfect spot to refresh and feels like an en-suite to bedroom three, fully tiled in warm tones. The modern room comprises of double shower cubicle with vanity unit with built in sink, low flush WC, wall mounted radiator and frosted uPVC window.

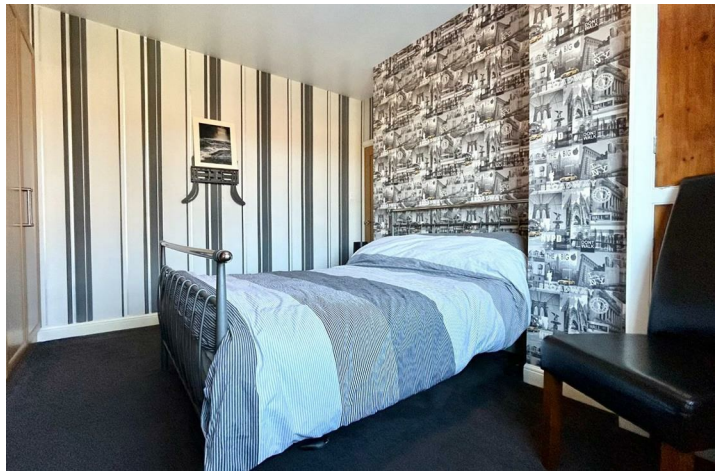
Exterior

The front of the property has great kerb appeal. Having large block paved driveway leading to the detached garage to the rear creating secure off street parking. Beautiful low maintenance pebbled area housing plants and shrubs with steps rising to the front entrance door.

To the rear is a large well maintained enclosed garden area. Having large beautifully presented slabbed patio area ideal for entertaining in the summer months as well as generous sized lawn area divided into to separate parts. Plenty of scope to make the garden of your dreams with high fencing and plants and shrubs adding to the beauty and privacy of the garden.

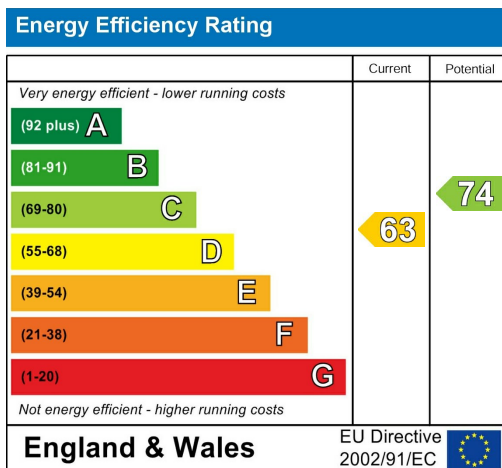
Floorplan







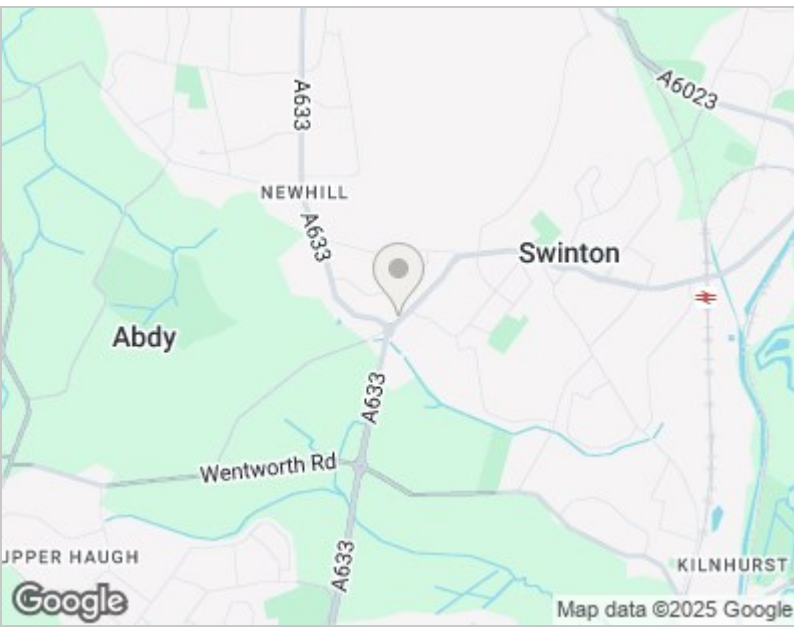
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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