

# HUNTERS®

HERE TO GET *you* THERE



## Rotherham Road

Swallownest, S26 4UR

£175,000



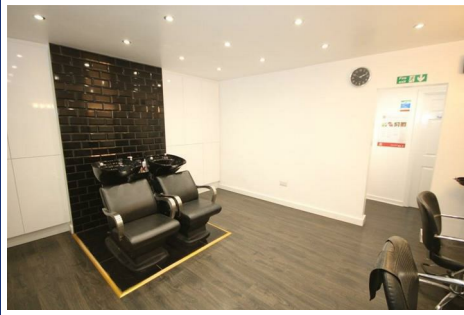
Council Tax:



# 21 Rotherham Road

Swallownest, S26 4UR

£175,000



## Retail Sales/Salon

14'8" x 12'2" (4.27m'2.44m" x 3.66m'0.61m")

Having a uPVC double glazed external door and electrically operated shutters to the window.

## Real Sales Area

14'7" x 12'4" (4.27m'2.13m" x 3.66m'1.22m")

presently used as a wash room having ranges of built in cupboards and access to a CELLAR in the basement.

## Kitchenette

having a range of modern built in furniture and an adjoining CLOAKROOM with low flush W.C..

## Rear Entrance Lobby

Having a uPVC framed external door.

## On The First Floor

### Landing

### Treatment Room

8'11" x 7". (2.44m'3.35m" x 2.13m').)

### Spray Tan Room / Potential Bathroom

14' x 12'6" (4.27m' x 3.66m'1.83m" )

The walls being part ceramic tiled and whilst without sanitary fittings, pipework for all sanitary fittings is located beneath the floors.

### Nail Room

6'9" x 5'8" (1.83m'2.74m" x 1.52m'2.44m")

### Staff Rest Room/Potential

15'11" x 12'3" (4.57m'3.35m" x 3.66m'0.91m")

Having French doors to a small patio area and an external staircase down to the ground floor.

## Adjoining Outshot Kitchen

12' x 6'5" (3.66m' x 1.83m'1.52m")

Having a comprehensive range of built in furniture and with part ceramic tiled walls.

## General Remarks

GENERAL REMARKS

## TENURE

This property is Freehold

## CENTRAL HEATING & DOUBLE GLAZING

The property has the benefit of gas fired central heating with panel radiators throughout and there are separate boilers one serving the ground floor and and the other the first floor. The windows throughout are uPVC framed and double glazed.

## RATING ASSESSMENT

We understand from the Local Authority that the property is presently assessed as Sales Shop and Premises with a Rateable Value of £4,450.

## SERVICES

All mains services are laid on and we understand there are separate meters for gas and electricity for both the ground and first floors.

## VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

## MORTGAGE FACILITIES

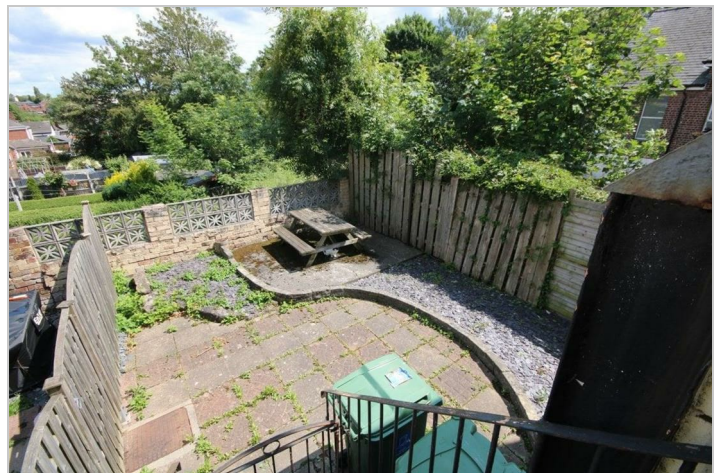
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual

requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



Road Map



Hybrid Map



Terrain Map



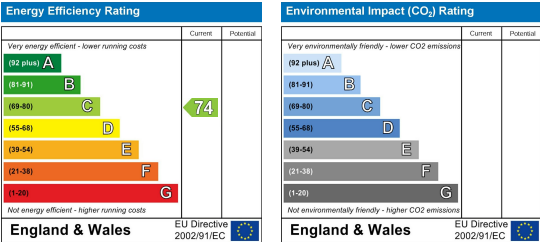
Floor Plan



Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.