

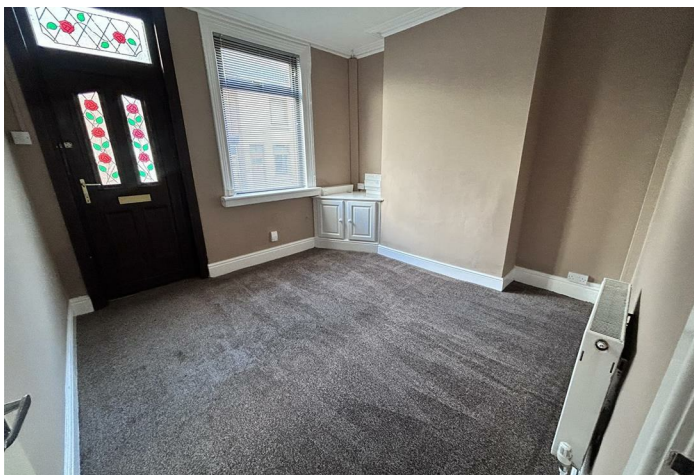
# Churchills



## Prince Street , Swinton S64 8NN

- TWO BEDROOMS
- FULLY DECORATED
- GOOD LOCATION
- uPVC DOUBLE GLAZED
- MID TERRACE HOUSE
- NEW KITCHEN
- COMBINATION BOILER
- EPC RATING D

**£725 Per Calendar Month**







## Location

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### LOUNGE

11'1" \* 11'8"

uPVC double glazed window to front elevation. Surround housing a gas fire with marble back and hearth. Telephone point. TV aerial. Double panelled central heating radiator.

#### KITCHEN

15'5" \* 11'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space and plumbing for an automatic washing machine. Space for fridge freezer and slot in cooker. Tiles to splash back areas. Double panelled central heating radiator. Stairs to first floor landing with handrail, spindles and newel posts. uPVC double glazed and panelled doorway to rear.

#### REAR ENTRANCE PORCH

uPVC double glazed windows to two side elevations. Ceramic tiles to floor. uPVC double glazed and panelled doorway to rear.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from kitchen with handrail, spindles and newel posts.

#### BEDROOM ONE

11'1" \* 11'8"

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

#### BEDROOM TWO

8'8" \* 5'11"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

#### BATHROOM

12'1" \* 4'3"

uPVC double glazed window to rear elevation. Suite in white comprising off bath, low flush WC and hand wash pedestal basin.

## OUTSIDE AND GARDENS

To the rear is a fenced block paved yard area.

## 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.

## 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

## BROADBAND

The property broadband speed is excellent with fibre broadband available.

## MOBILE COVERAGE

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

**Local Authority Rotherham**  
**Council Tax Band A**  
**EPC Rating D**

**Churchills Lettings Office**

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**Contact**

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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.