



13 Ashdene Court, Swinton, Mexborough, S64 8RA

**Asking Price £165,000**

Occupying a stunning elevated position at the head of this cul de sac is this Two Bedroom Semi detached bungalow. With detached garage preceded by driveway providing parking for a number of vehicles, the property itself enjoys being well appointed throughout and a viewing is thoroughly recommended.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

## Kitchen 8'2" x 10'2" (2.49 x 3.11)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine. With central heating radiator and side facing upvc entrance door entering the side garden.

## Dining Lounge 13'11" x 16'5" (4.25 x 5.01)



With a front facing upvc window, central heating radiator,

decorative coving to the ceiling and the focal point of the room being the decorative fireplace. There is also an entrance door accessing the front of the property.

## Principal Bedroom 9'11" x 9'4" (3.04 x 2.86)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

## Bedroom Two 8'6" x 6'6" (2.60 x 2.00)



With a rear facing upvc window, central heating radiator and fitted wardrobes.

## Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Garage

The single garage is secured by a manual up and over garage door and preceded by the driveway which provides off road parking for a number of vehicles.

## External

The property itself stands in a large plot, with driveway providing off road parking for a number of vehicles. There are garden areas to the front, side and laid to lawn gardens to the rear.

## Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached Bungalow

Construction Type - Brick built

Heating Type - Gas central heating (untested)

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

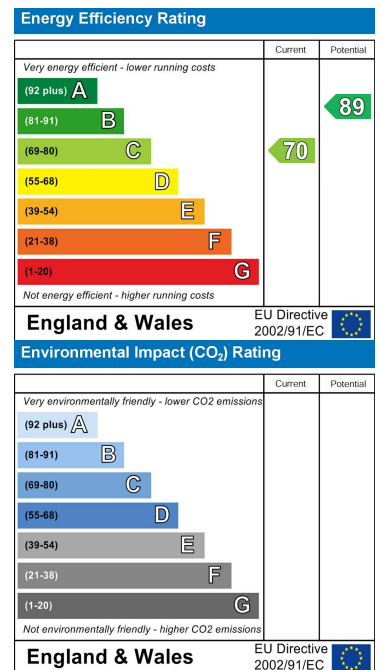
We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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