



55 Central Avenue, Swinton, Mexborough, S64 8HT

Asking Price £145,000

Situated within this ever popular area, is this traditional Three Bedroom Semi Detached property. Offered with off road parking for more than one vehicle, there are separate reception rooms, with three first floor good sized bedrooms. With modern shower room suite, there are a number of outbuildings providing storage and also an external WC. Sold with no onward vendor chain an early viewing is essential.

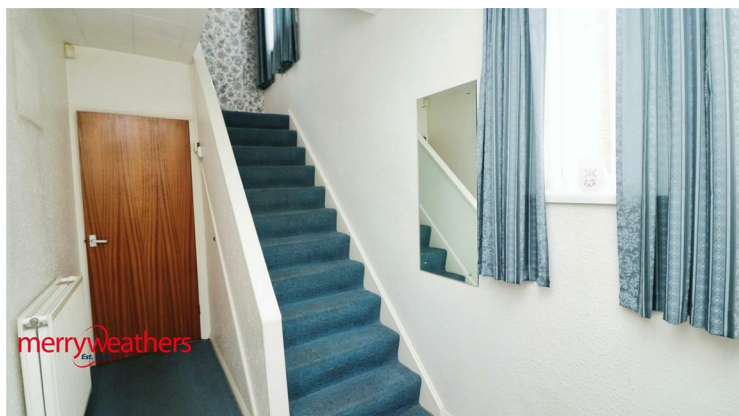
Merryweathers

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.

Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 16'11" x 12'7" (5.17 x 3.84)



With a front facing upvc bay window, central heating radiator and decorative coving to the ceiling.

Dining Room 10'11" x 10'1" (3.33 x 3.08)



With a rear facing upvc window and central heating radiator, with fitted storage

Kitchen 7'10" x 7'6" (2.40 x 2.30)



Set beneath the side 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 and rear facing entrance door.

Landing

Providing loft access via the pull down ladder.

Bedroom One 11'2" x 11'8" (3.41 x 3.58)



With a front facing upvc window and central heating radiator.

Bedroom Two 10'11" x 11'2" (3.34 x 3.42)



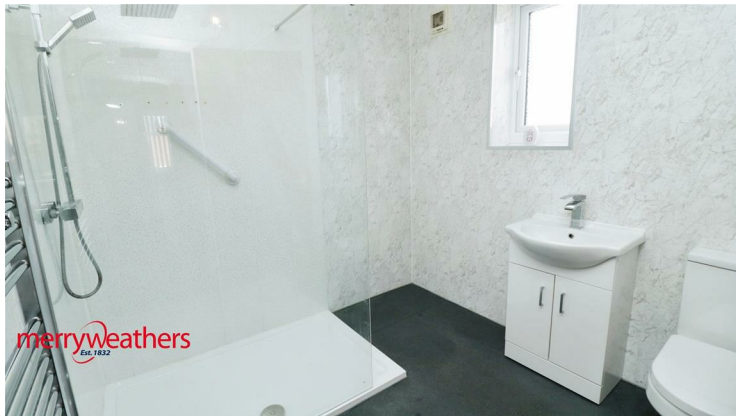
With a rear facing uvpc window and central heating radiator

Bedroom Three 7'7" x 9'8" (2.32 x 2.96)



With a front facing uvpc window and central heating radiator.

Shower Room



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

External

To the front of the property is a driveway which provides off road parking for more than one vehicle. to the rear are established gardens, laid to lawn and patio areas with outbuildings incorporating an outdoor WC and Coal house.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

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.

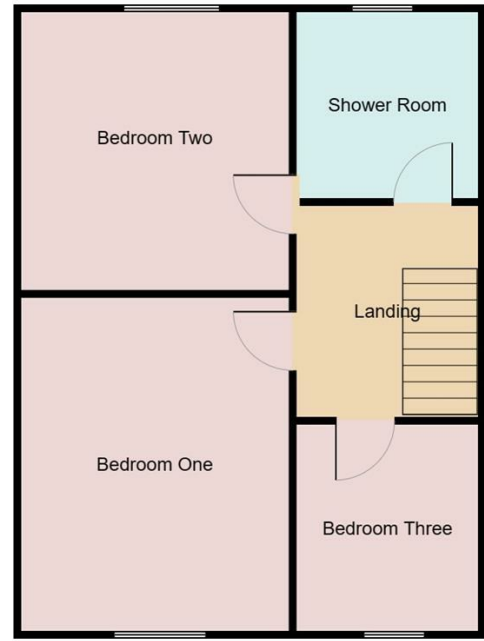
<https://www.groundstability.com/public/web/home.xhtml>

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

Disclaimer

**This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. It may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

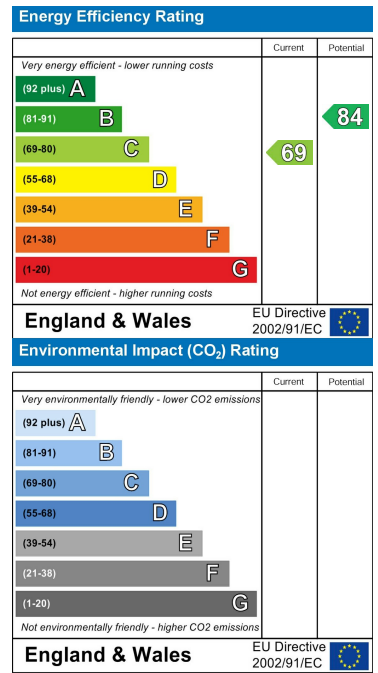
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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