



29 Sandalwood Rise, Swinton, Mexborough, S64 8PN

Asking Price £195,000

GUIDE PRICE £215,000 - £225,000

Offered to the market with impressive standards within, in a prominent position is this two bedroom detached bungalow offered with no vendor chain. Formerly a three bedroom, now hosting a separate dining area the property is gas central heated and double glazed throughout. With modern kitchen and shower rooms, there is a driveway, garage and enclosed rear gardens.

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.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and access to the accommodation.

Kitchen 8'2" x 8'3" (2.51m x 2.54m)



A modern style kitchen which is presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the electric oven and hob with a cooker hood above. Also having plumbing for an integrated washing machine, an integrated fridge/freezer and a UPVC double glazed window to the side

Lounge 16'9" x 12'7" (5.11m x 3.86m)



A lovely living space which has a central heating radiator and a UPVC double glazed bay window to the front, with focal point being the log burner inset.

Dining Room 7'4" x 8'7" (2.26m x 2.62m)



Presented with a UPVC double glazed window to the front and a central heating radiator.

Master Bedroom 11'10" x 8'0" (3.61m x 2.46m)



A rear facing bedroom which has fitted wardrobes providing hanging & storage space, a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Two 8'7" x 9'8" (2.62m x 2.97m)



Having a UPVC double glazed window to the rear, fitted wardrobes providing hanging & storage space and a central heating radiator.

Shower Room



A stylish suite which comprises of a shower cubicle, a W.C & hand wash basin. There is also a central heating radiator and a UPVC double glazed window to the side.

Garage



Detached garage, hosting power and lighting with up and over door.

External

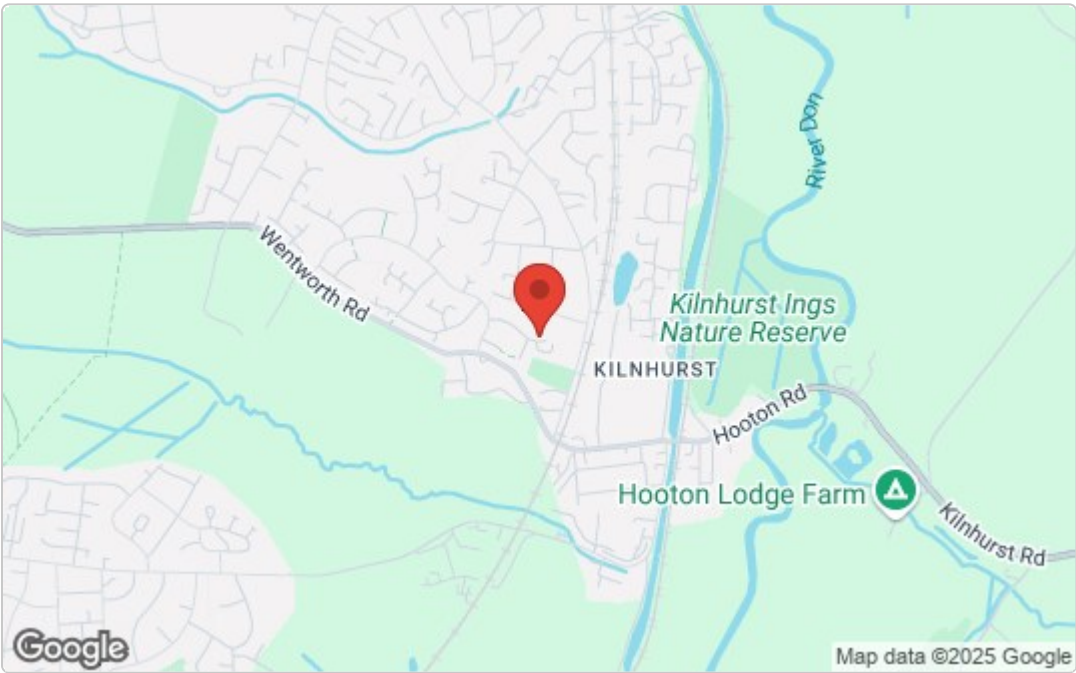
To the front of the property is a lovely lawned garden. There is also an extensive driveway to the side which leads to the garage, both of which provide ample off street vehicle parking space.

To the rear is a laid to lawn garden, which is well stocked borders.

Floor Plan

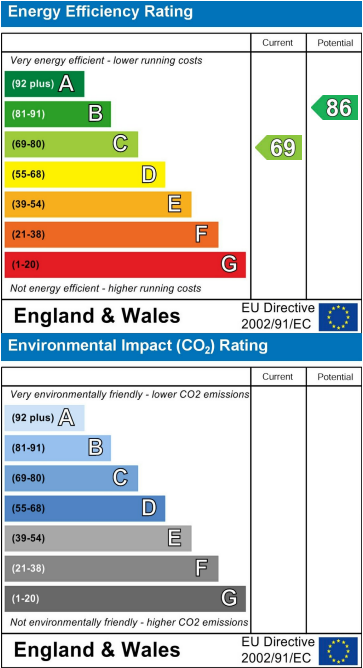


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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