



14 Albert Street, Swinton, Mexborough, S64 8NS

Asking Price £235,000

Enjoying impressive standards throughout is this Three Bedroom Detached Family Home situated within this popular location. With local primary schools within walking distance, local amenities are also within easy reach. The property itself has been extended to include an occasional room and ground floor Bathroom. There is a driveway proceeding the garage with pleasant gardens to the rear.

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 - B

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 Vestibule

With front facing entrance door and fitted storage.

Lounge 14'4" x 16'4" (4.38 x 4.99m)



With a front facing upvc bay window, two central heating radiators and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Kitchen 10'5" x 14'5" (3.19 x 4.40m)



This impressive kitchen is fitted with a modern range of wall, base and draw units, complete with appliances to include a five ring gas hob, with separate double oven. There are integrated items to include a fridge, dishwasher and also plumbing for an automatic washing machine. There is a rear facing window over looking the well appointed garden, central heating radiator and sliding patio doors.

Occasional Room / Play Room 5'4" x 12'10" (1.65 x 3.93)



With front facing entrance door giving access, central heating radiator and access to the bathroom.

Downstairs Bathroom



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

Master Bedroom 8'3" x 13'4" (2.54 x 4.07m)



With a front facing upvc window and central heating radiators. Also having built in wardrobes.

Bedroom Two 7'11" x 10'5" (2.43 x 3.18)



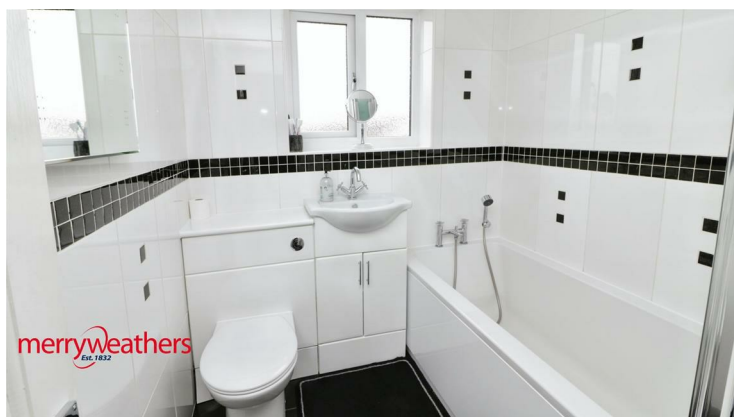
With a rear facing upvc window and central heating radiator.

Bedroom Three 10'3" x 5'10" (3.14 x 1.78m)



With a front facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath

with thermostatic shower above, hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

This larger than average garage is secured by a front garage door and also has a rear door giving access to the garden. There is power and lighting and it has space in the rafters providing additional storage room.

External



To the front of the property is a driveway providing off road parking, with pedestrian access to the property. To the rear is an impressive laid to lawn garden with patio areas.

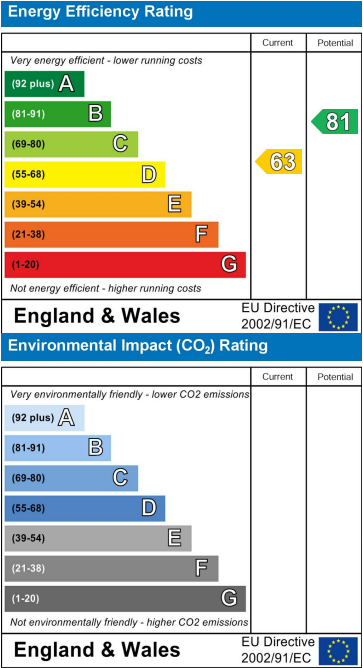
Floor Plan



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

