



38 Rockingham Road, Swinton, Mexborough, S64 8ED

**Asking Price £320,000**

Enjoying family sized accommodation enjoying an elevated position is this Three bedroom detached bungalow. With extensive accommodation and set within impressive grounds the property is situated to be upon this much sought after street in the heart of Swinton. Offering off road parking to the rear, with pleasant laid to lawn gardens an early inspection 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.

## 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



A spacious warm & welcoming entrance hallway which comprises of a an entrance door to the front, two central heating radiators and a useful storage cupboard. Also having stairs to the first floor accommodation.

## Lounge 12'0" x 15'1" (3.66 x 4.60m)



A well-presented & spacious living & family area which is presented with two central heating radiators, a bay window to the front and a stained glass window to the side.

## Dining Room / Sun Room 11'8" x 18'2" (3.58 x 5.56m)



Could be utilised as a bedroom, however currently set up as a dining room by the present owners.

## Kitchen 10'7" x 13'1" (3.23 x 4.01m)



This spacious & delightful kitchen is fitted with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit. Having space for



a double cooker, dishwasher & a fridge/freezer, an integrated dishwasher & microwave. There is also a central heating radiator and a window to the side.

### Utility Room 5'6" x 5'8" (1.68 x 1.75m)

Well-appointed utility space, which has a range of wall units, plumbing for a washing machine & a dryer, a wall mounted combi boiler and a window and door to the side.

### Downstairs WC

Fitted with a W.C, wash hand wash basin and an extractor fan.

### Bathroom



A beautifully designed suite which comprises of a free-standing claw foot bath, a separate sauna shower cubicle, a W.C & a vanity wash hand basin. There is also a central heating radiator and a window to the rear.

### Bedroom One 11'8" x 14'9" (3.58 x 4.50m)



Having a bay window to the rear and two central heating radiators. Also having a spacious walk in wardrobe.

### Walk in Wardrobe 6'3" x 10'7" (1.91 x 3.25m)

Providing ample storage space.

### Bedroom Two 12'0" x 11'3" (3.66 x 3.43m)



Having a window to the side and a central heating radiator.

### Attic Room 11'5" x 9'1" (3.48 x 2.79m)



Currently set up as a bedroom. Having a window to the rear and a generous sized walk in wardrobe.

### Walk in Wardrobe 5'6" x 11'3" (1.70 x 3.45m)

Providing ample storage space.

### Garage



Hosting power and Lighting

### External

Exterior:

Located on this extensive & prominent plot on this sought after street. To the front of the property is a generous sized and well-presented lawned garden. There is also steps leading to the entrance.

To the side is a low maintenance pebbled area with an outside tap & lighting.

To the rear of the property is a lovely mature lawned garden which benefits from a paved patio/seating area and a separate decked seating area. Also having a garden fountain and a brick built store and W.C. A lovely outside space which is perfect for guest & family entertainment!

Parking space to the rear plus garage with power and light

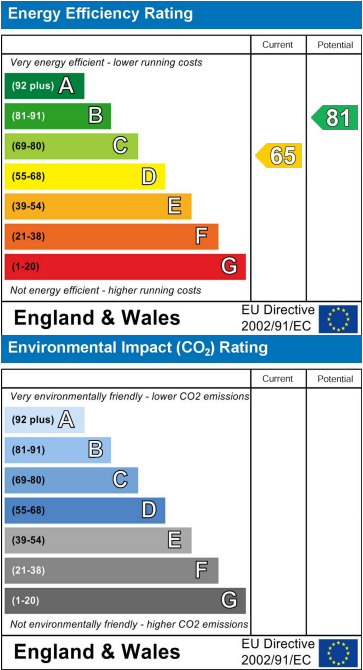
Floor Plan



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.

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