



46 Romwood Avenue, Swinton, Mexborough, S64 8EA

Asking Price £290,000

Only by an internal inspection can the extent of this property be truly appreciated which has been extensively extended. With the principal bedroom enjoying a dressing room and en suite facility, the second bedroom also enjoys an en suite with the ground floor also benefiting from extended accommodation. With a detached garage hosting an office area, with driveway providing off road parking accessed via Foxland Avenue. The property is sold with no onward chain.

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 - 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.

Entrance Hallway



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

Lounge 10'11" x 13'9" (3.33 x 4.21m)



With a front facing bay window and central heating radiator

Summer Room 14'0" x 9'3" (4.27 x 2.83m)



With rear facing upvc french doors

Dining Room 12'6" x 10'11" (3.82 x 3.33m)



Open access to the summer room and lounge.

Kitchen 22'2" x 8'7" (6.78 x 2.64m)



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 integrated items to include a fridge / freezer, microwave, dishwasher and washing machine and cooking appliances.

Utility 8'7" x 11'8" (2.63 x 3.56m)

Hosting the gas central heating boiler and access to the kitchen

Downstairs Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC

Principal Bedroom 11'1" x 12'8" (3.38 x 3.87m)



Leading to the dressing area

Dressing Room 10'5" x 9'4" (3.19 x 2.86m)



access to the en suite

En Suite 5'7" x 9'4" (1.71 x 2.86m)



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

Bedroom Two 10'4" x 11'2" (3.16 x 3.42m)



Dual aspect with access to the en suite

En Suite 8'7" x 7'1" (2.63 x 2.16m)



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

Bedroom Three 8'8" x 14'10" (2.65 x 4.53)



Double sized room

Bedroom Four 8'1" x 8'9" (2.47 x 2.68m)



Front facing aspect

Main Bathroom 5'9" x 6'11" (1.77 x 2.13m)



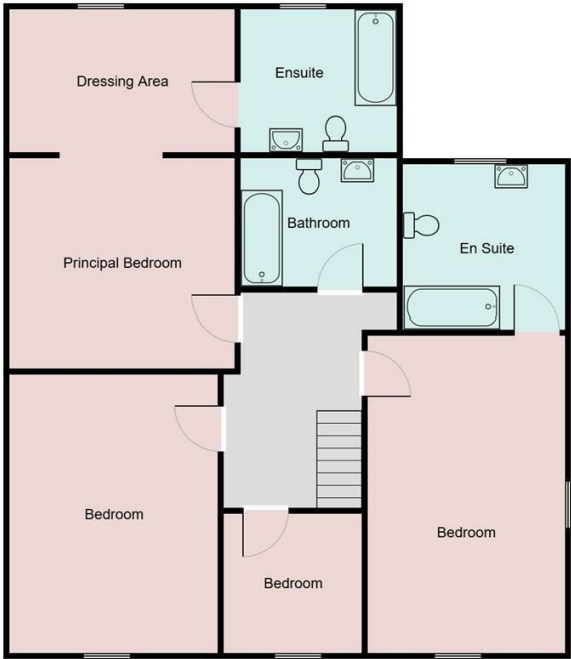
Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage / Office



The double garage has a fixed staircase leading to the office area.

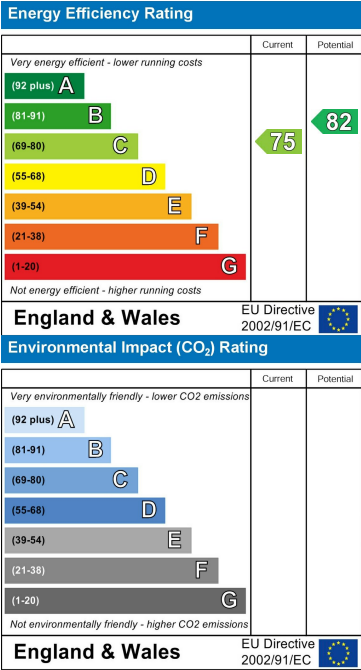
Floor Plan



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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