



104 Rockingham Road, Swinton, Mexborough, S64 8EB

Asking Price £240,000

Offered to the open market with no onward vendor chain within this popular location is this well appointed Three Bedroom semi detached property. Benefiting from a converted attic space providing an occasional room accessed via a fixed staircase, the property also hosts good sized family gardens to the rear. There is a driveway providing off road parking for more than one vehicle and large garage beyond.

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 - 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 Porch

Entrance Hallway

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

Lounge 12'2" x 14'11" (3.73 x 4.56m)

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

Kitchen 7'11" x 15'0" (2.42 x 4.58m)



Set beneath the rear 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 cooking facilities to include a four ring gas hob with electric oven below.

Dining Room 10'9" x 12'4" (3.28 x 3.76m)



With central heating radiator and opening to the conservatory.

Conservatory 11'5" x 9'1" (3.50 x 2.78m)



Built upon a brick base with upvc glazing enjoying views over the rear garden.

Bedroom One 14'0" x 11'0" (4.29 x 3.36)



With a front facing upvc window and central heating radiator

Bedroom Two 12'3" x 9'4" (3.75 x 2.85)



With a front facing upvc window, central heating radiator and fitted storage hosting the boiler.

Bedroom Three 8'0" x 6'5" (2.45 x 1.97m)



With a front facing upvc window and central heating radiator

Bathroom 6'11" x 6'4" (2.12 x 1.94m)



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.

Attic

With rear facing velux window and eaves storage.

Garage

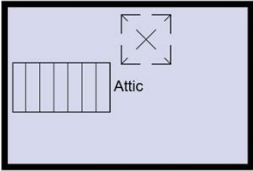
Hosting power and lighting with side entrance door.

External



To the front of the property is a driveway providing off road parking for more than one vehicle. With further gated access to the rear, there are laid to lawn gardens with well stocked borders

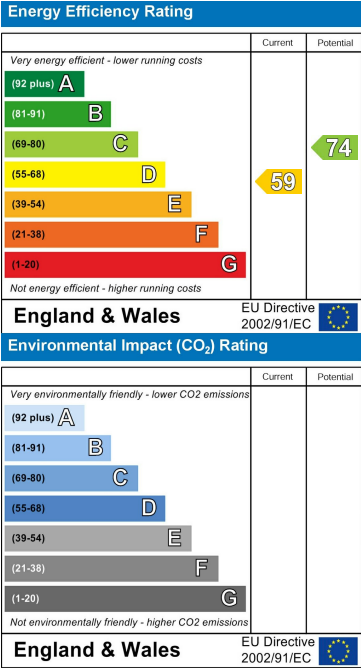
Floor Plan



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.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

