



37A Crossland Street, Swinton, S64 8BD

Offers In Excess Of £135,000

This two-bedroom semi-detached house for sale represents an opportunity for buyers looking for a property in Swinton with convenient access to local amenities and public transport links. A key benefit is the ease of access to a nearby train station. Mexborough railway station provides regular services towards Sheffield, Doncaster and Rotherham, with journey times to Sheffield and Doncaster typically around 20–25 minutes, making this a practical base for commuting or visiting nearby towns and cities.

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 - A

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.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset. With entrance door giving access.

Dining Room



Spacious reception room, hosting under stair storage and access to the open plan kitchen.

Kitchen



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. There is a rear facing entrance door giving access to the rear garden.

Utility



Situated to the rear of the garage, providing additional storage space with space and plumbing for an automatic washing machine.

Bedroom



With front facing bay window, providing a great sized master bedroom

Bedroom



Second double bedroom with a rear aspect

Bathroom



With a four piece suite comprising of a walk in shower, panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and velux double glazed window.

Garage

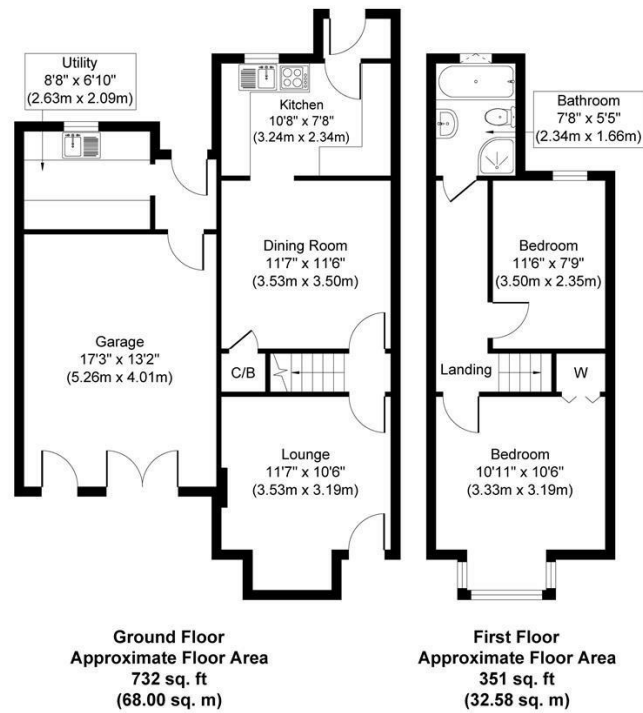
Timber garage, secured by timber hinged doors, hosting power and lighting. With utility space to rear

External



To the front is gated pedestrian access to the front entrance door. There is a driveway providing off road parking preceding the garage. To the rear is a low maintenance garden, with block paving and artificial lawn areas.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

