

Churchills



Tiverton Close

Swinton, Mexborough S64 8TL

- TWO BEDROOM
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- GARDENS
- DETACHED BUNGALOW
- KITCHEN & UTILITY
- AMPLE PARKING
- EPC RATING C

Offers In The Region Of £200,000 Freehold





Situated in the tranquil area of Tiverton Close, Swinton, this charming detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a comfortable retirement home.

The bungalow features a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is practical and user-friendly, ensuring that every inch of space is utilised effectively.

The property is set in a peaceful neighbourhood, allowing for a serene lifestyle while still being within reach of local amenities and transport links.

This bungalow presents an excellent opportunity for those looking to enjoy single-storey living in a desirable location. With its appealing features and potential for personalisation, it is a must-see for anyone in search of a new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH

uPVC double glazed window to side elevation. Double panelled central heating radiator.

UTILITY ROOM

uPVC double glazed window to side elevation. Space for appliance. Wall mounted combination boiler. Single panelled central heating radiator.

LOUNGE

14'11" * 11'9"

uPVC double glazed window to front elevation. Surround with marble back and hearth. Double panelled central heating radiator. TV aerial socket.

DINING ROOM

11'2" * 9'8"

uPVC double glazed window to side elevation. Double panelled central heating radiator.

KITCHEN

9'6" * 6'10"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor over. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Space for further appliance. Pantry storage off. Tiles to all splash back areas.

INNER LOBBY

Access to all rooms and loft area.

BEDROOM ONE

10'11" * 8'6" to wardrobes

uPVC double glazed window to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

13'11" * 8'1"

uPVC double glazed patio doors to rear elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BATHROOM

7'9" * 5'6"

uPVC double glazed window to side elevation. Suite comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to shower area. Single panelled central heating radiator.

GARAGE

13'11" * 9'1"

Brick built detached with up and over door. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a small grassed garden with block paved driveway leading to the detached garage. To the rear is an enclosed garden with paved patio area and raised beds with shrubs and flowers.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to

any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

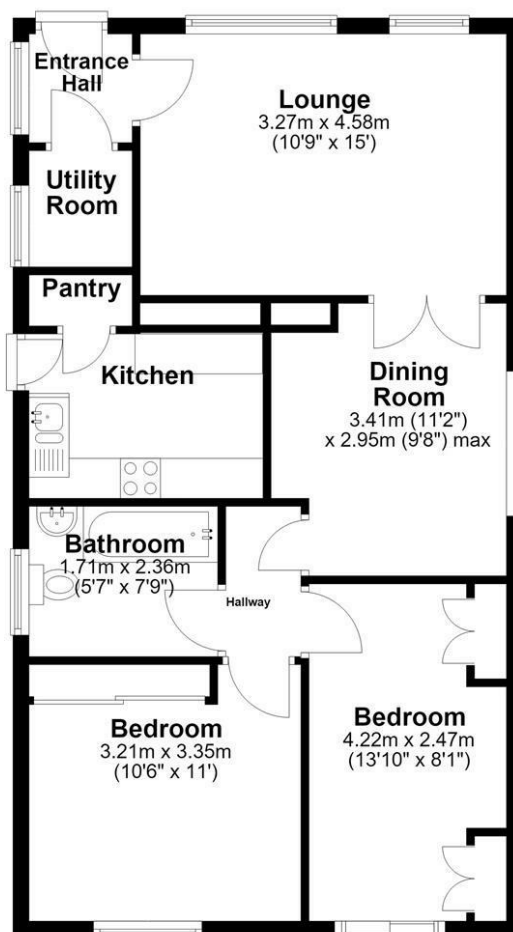
The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham MBC
Council Tax Band C
EPC Rating C



Ground Floor



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