merryweathers
Est. 1832









37A Crossland Street, Swinton, S64 8BD

Asking Price £130,000

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.

Sale Ready Conveyancing

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

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

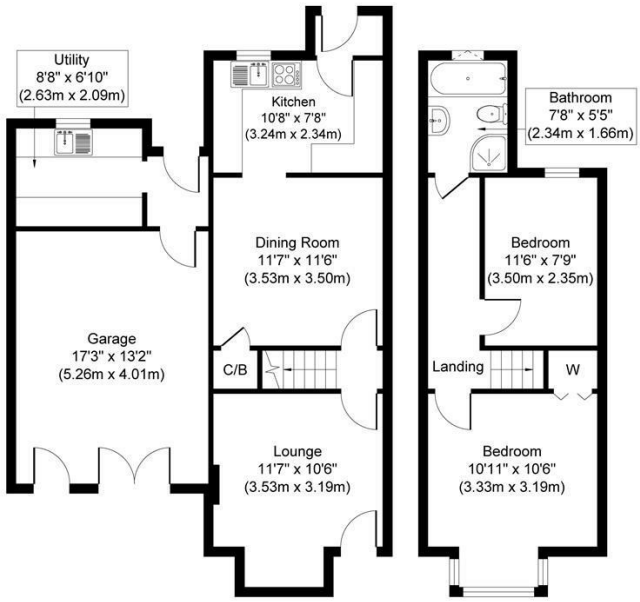
External





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



Ground Floor
Approximate Floor Area
732 sq. ft
(68.00 sq. m)

First Floor
Approximate Floor Area
351 sq. ft
(32.58 sq. m)

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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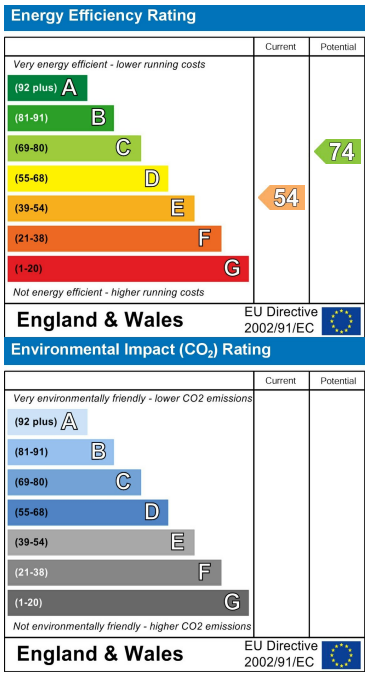
Area Map



Energy Efficiency Graph



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