

# Churchills



## Lansdowne Crescent

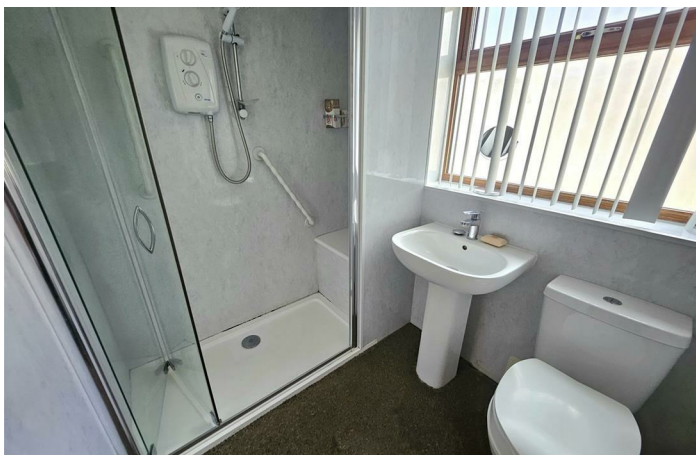
Swinton

- THREE BEDROOMS
- CORNER PLOT
- DETACHED GARAGE
- MODERNISATION REQUIRED
- DETACHED BUNGALOW
- SPACIOUS LIVING
- BLOCK PAVED DRIVEWAY
- EPC RATING D

**Offers In The Region Of £230,000 Freehold**







**Situated on sought after Lansdowne Crescent, Swinton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.**

**Situated in a pleasant neighbourhood, this home benefits from a tranquil setting while still being close to local amenities, schools, and transport links. Whether you are looking to downsize or seeking a family home, this bungalow presents an excellent opportunity to enjoy single-storey living in a desirable location. Do not miss the chance to make this lovely property your own.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **STORM PORCH**

Timber framed doorway opens into:

#### **ENTRANCE HALLWAY**

Access to all rooms. Single panelled central heating radiator. Single panelled central heating radiator. Storage cupboard off.

#### **LOUNGE**

14'11" \* 11'9"

uPVC double glazed window to front elevation. Surround housing a wall mounted fire with marble back and hearth. Single panelled central heating radiator.

#### **KITCHEN**

8'11" \* 8'7"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for slot in cooker. Tiles to splash back areas. Wall mounted boiler.

#### **BEDROOM ONE**

11'11" \* 9'10"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator. Loft access point.

#### **BEDROOM TWO**

8'0" to wardrobes \* 13'0" reducing to 9'10"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Fitted wardrobes to one wall.

#### **BEDROOM THREE**

9'0" \* 8'4"

uPVC double glazed window to side elevation. Single panelled central heating radiator. Storage cupboard off.



### BATHROOM

6'6" \* 5'4"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower over. uPVC cladding to walls and ceiling. Single panelled central heating radiator.

### DETACHED GARAGE

17'11" \* 8'7"

Brick built with up and over door. uPVC double glazed window to rear elevation. Power supplied.

### OUTSIDE AND GARDENS

To the front is a small grass garden with block paved driveway leading to detached garage. To the rear is a medium hedged garden, mostly grass with paved path to garage.

### VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsstateagents.com](mailto:info@churchillsstateagents.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

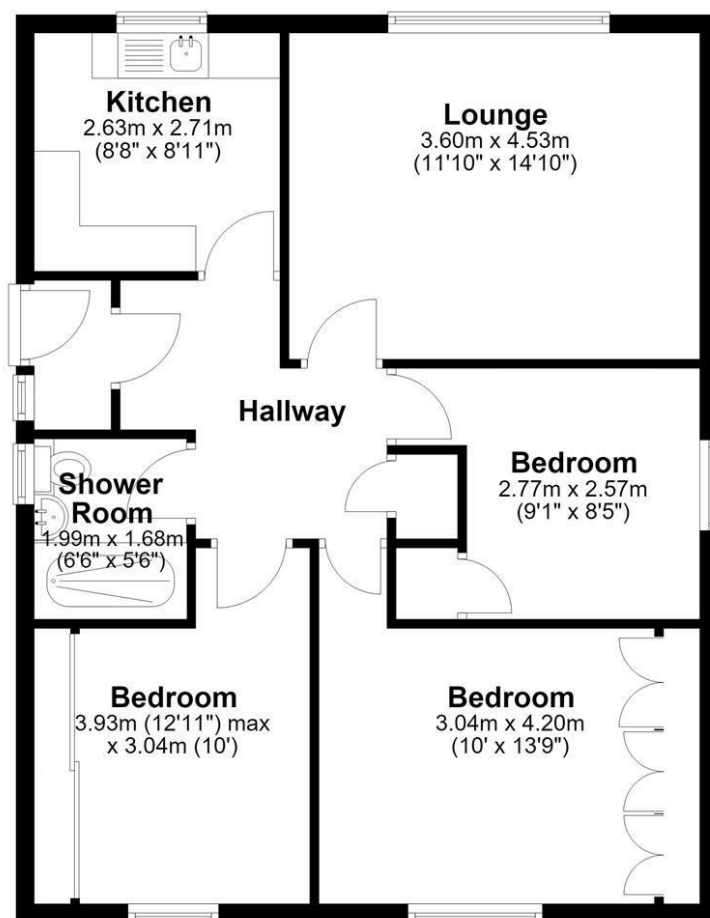
The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham  
Council Tax Band C  
EPC Rating D



### Ground Floor



#### Churchills Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.