merryweathers
Est. 1832









1 Elmville Avenue, Swinton, Mexborough, S64 8JU

Asking Price £135,000

For sale is this three-bedroom end of terrace house in Swinton, conveniently positioned for both Swinton and Mexborough amenities. The property offers a bright front reception room with neutral décor, wood-style flooring and a pleasant outlook to the front garden, creating a comfortable everyday living space. To the rear is a well-appointed kitchen with a range of wooden units, generous worktop space and room for appliances, opening directly onto the garden for easy indoor–outdoor use. Externally, the house benefits from driveway parking to the front and a good-sized, mainly lawned rear garden with patio seating area and established boundaries, providing a useful family and entertaining space.

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 - End Terrace
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.

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

Lounge 12'2" x 14'5" (3.72 x 4.41m)



With front facing upvc windows, central heating radiator, laminate floor covering and the focal point of the room being the decorative fireplace

Kitchen 9'4" x 12'1" (2.86 x 3.70m)



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 separate split level electric oven. With useful pantry area and access to the shower room.

Downstairs Shower Room


With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Rear Lobby
With rear facing entrance door.

Bedroom One 12'4" x 8'6" (3.76 x 2.61)




With front facing upvc window, central heating radiator and walk in wardrobe.

Bedroom Two 11'1" x 9'4" (3.38 x 2.87m)



With rear facing upvc window and central heating radiator.

Bedroom Three 9'5" x 7'1" (2.88 x 2.17m)



With rear facing upvc window and central heating radiator.

Landing

With side facing upvc window and useful storage cupboard and loft access.

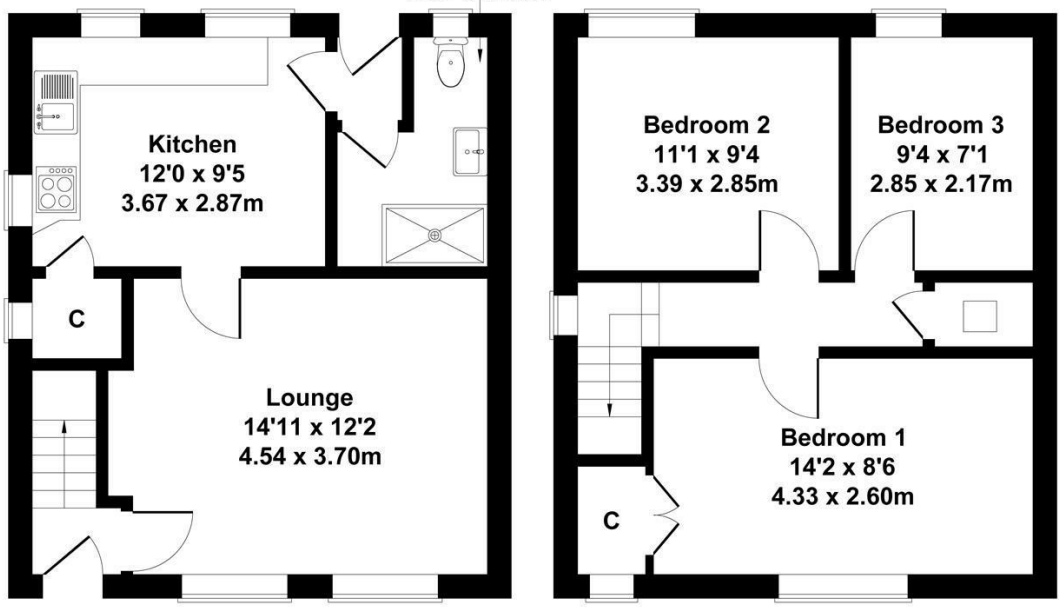
External

To the front is a driveway providing off road parking for more than one vehicle. To the rear is a larger than average garden, with paved patio and laid to lawn garden with well stocked borders.

Floor Plan

1 Elmville Avenue, Swinton, S64 8JU

Approximate Gross Internal Area
829 sq ft - 77 sq m



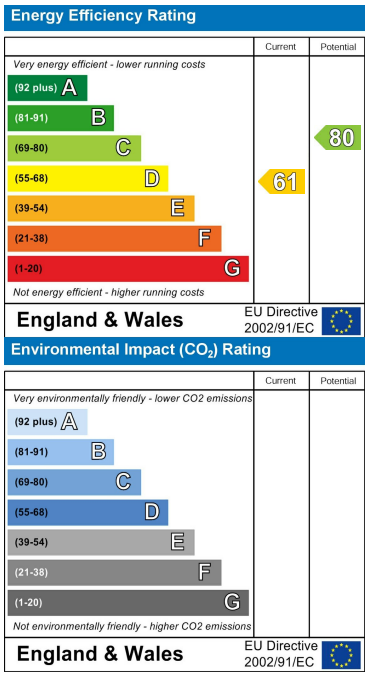
GROUND FLOOR **FIRST FLOOR**

Floor plans are for identification purposes only. All measurements are approximate.

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 (Commercial) Limited Shiphill, Rotherham, S60 2HG
Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk
Offices also at: Barnsley & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

naea | propertymark PROTECTED
The Property Ombudsman
mw Est. 1832