



19 Queen Street, Swinton, Mexborough, S64 8LZ

Guide Price £135,000

*** GUIDE PRICE £135,000 - £140,000 ***

Offered to the open market with immaculate standards within, is this Two bedroom plus attic room situated to be within the ever popular location. Having undergone and complete course of modernisation, including a stunning high specification kitchen, an early inspection is thoroughly recommended to appreciate the standards on offer.

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 - Mid 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 - On Road

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.

Lounge 15'1" x 10'9" (4.62m x 3.28m)



With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace with living flame gas fire inset (capped)

Dining Kitchen 12'0" x 13'4" (3.66 x 4.07m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with separate eye level double oven. There are integrated items to include a fridge and freezer and space and plumbing for an automatic washing machine. There is a rear facing window overlooking the well appointed garden, central heating radiator and access to the cellar area.

Bedroom One 12'0" x 10'9" (3.68m x 3.30m)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 10'9" x 7'0" (3.29 x 2.14)



With a rear facing upvc window and central heating radiator.

Shower Room 5'8" x 7'8" (1.74 x 2.34m)



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

Attic Room 11'11" x 16'4" (3.64 x 4.99m)



Hosting a rear facing upvc window and central heating radiator.

External

To the front of the property is a low maintenance garden with gated access. To the rear is a decked patio area which in turn leads to a shailed garden. With gate providing access to the rear passageway entering Crown Street.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

