



29 Sandalwood Rise, Swinton, Mexborough, S64 8PN

Auction Guide £135,000

Offered to the market with impressive standards within, in a prominent position is this two bedroom detached bungalow offered with no vendor chain. Formerly a three bedroom, now hosting a separate dining area the property is gas central heated and double glazed throughout. With modern kitchen and shower rooms, there is a driveway, garage and enclosed rear gardens.

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.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the

Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and access to the accommodation.

Kitchen 8'2" x 8'3" (2.51m x 2.54m)



A modern style kitchen which is presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the electric oven and hob with a cooker hood above. Also having plumbing for an integrated washing machine, an

integrated fridge/freezer and a UPVC double glazed window to the side

Lounge 16'9" x 12'7" (5.11m x 3.86m)



A lovely living space which has a central heating radiator and a UPVC double glazed bay window to the front, with focal point being the log burner inset.

Dining Room 7'4" x 8'7" (2.26m x 2.62m)



Presented with a UPVC double glazed window to the front and a central heating radiator.

Master Bedroom 11'10" x 8'0" (3.61m x 2.46m)



A rear facing bedroom which has fitted wardrobes providing hanging & storage space, a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Two 8'7" x 9'8" (2.62m x 2.97m)



Having a UPVC double glazed window to the rear, fitted wardrobes providing hanging & storage space and a central heating radiator.

Shower Room



A stylish suite which comprises of a shower cubicle, a W.C & hand wash basin. There is also a central heating radiator and a UPVC double glazed window to the side.

Garage



Detached garage, hosting power and lighting with up and over door.

External

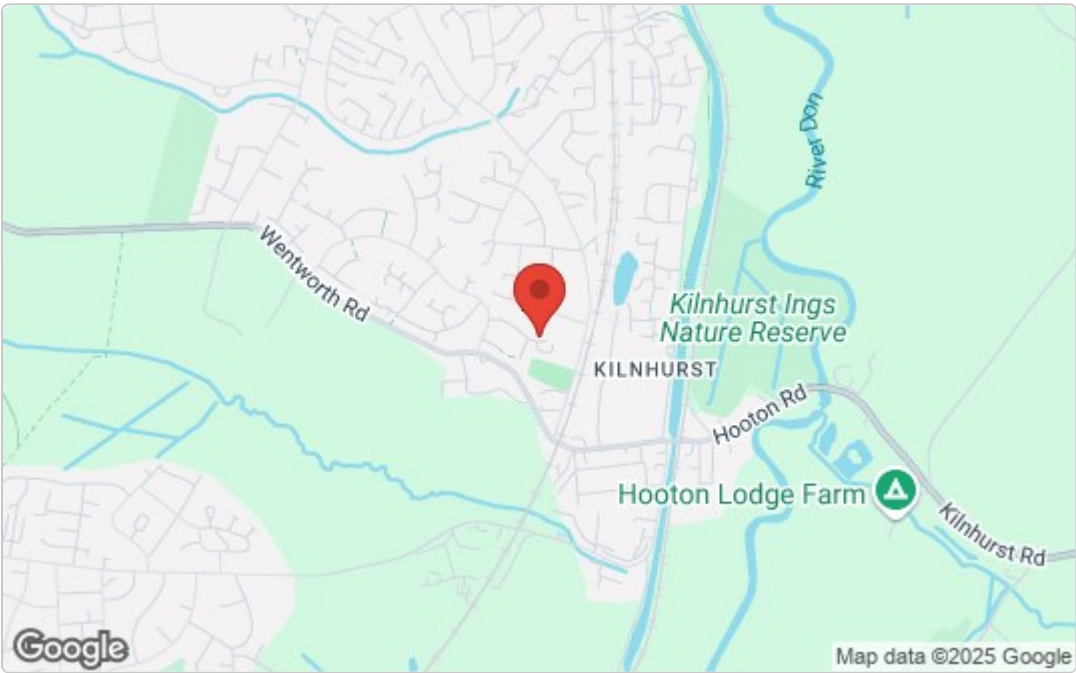
To the front of the property is a lovely lawned garden. There is also an extensive driveway to the side which leads to the garage, both of which provide ample off street vehicle parking space.

To the rear is a laid to lawn garden, which is well stocked borders.

Floor Plan

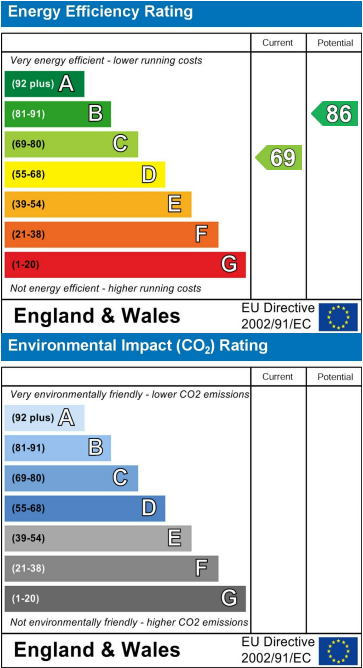


Area Map



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.

Energy Efficiency Graph



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

