



42 Clifffield Road, Swinton, Mexborough, South Yorkshire, S64 8PX

**Guide Price £125,000**

INVESTMENT ONLY, TENANTS IN SITU PROVIDING ATTRACTIVE YIELD

£125,000 - £130,000

Offered to the market with tenants in situ is this well presented three bedroom family home in Swinton. Benefiting from a driveway providing off road parking, there are spacious reception rooms and conveniently positioned for local amenities.

## 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.

## 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.

## 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.

## Entrance Hallway



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

## Lounge 12'2" x 12'4" (3.73 x 3.76)

With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

## Dining Room 12'0" x 14'2" (3.66 x 4.34)

With rear facing upvc window and central heating radiator with laminate floor covering

## Kitchen 11'6" x 12'0" (3.53 x 3.68)



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 space and plumbing for an automatic washing machine, With central heating radiator and door to the cellar. With side facing entrance door.

## Landing

With storage cupboard and access to the first floor accommodation.

## Master Bedroom 11'11" x 15'5" (3.64 x 4.71)

This large master bedroom hosts two front facing upvc windows and a central heating radiator.

## Bedroom Two 11'9" x 11'5" (3.59 x 3.50)

With a rear facing upvc window and central heating radiator.

## Bedroom Three 10'3" x 8'0" (3.14 x 2.44)

With a rear facing upvc window and central heating radiator.

## Bathroom



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

## External



To the side of the property there is a long driveway which in turn leads to the off road parking. This extends to the rear, where there are outbuildings and parking spot.

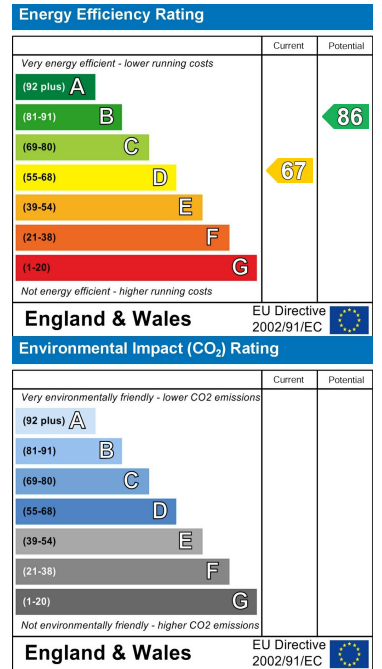
# Floor Plan



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

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

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

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