



62 Brookfield Avenue, Swinton, Mexborough, S64 8LH

**Asking Price £175,000**

Ideally situated upon the conclusion of this cul de sac is this extended three bedroom semi detached property. Hosting off road parking for a number of vehicles, there are sizeable rear gardens with open aspect to the side, with direct access to Swinton Brookfield Primary School. Sold with no onward vendor chain the property is extended to the rear providing additional living space and an early viewing is essential.



## 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 - B

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

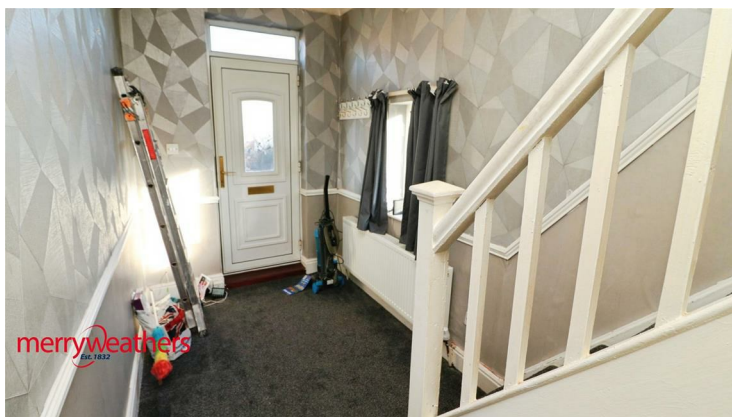
Coal mining area South Yorkshire is a mining area

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.

## Entrance Hallway



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

## Lounge 15'5" x 11'5" (4.71 x 3.48m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling.

## Dining Room 9'4" x 11'3" (2.86 x 3.43m)



## Downstairs WC

With a low flush WC and wash hand basin.

## Dining Kitchen 21'7" x 7'5" (6.58 x 2.28m)



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 electric oven below and extractor hood above

**Kitchen 11'8" x 8'2" (3.56 x 2.49m)**



With a continuation of the Kitchen, with side entrance door and door to cellar

**Bedroom One 13'4" x 10'11" (4.07 x 3.34m)**



With a front facing upvc window and central heating radiator.

**Bedroom Two 11'3" x 11'6" (3.44 x 3.51m)**



With a rear facing upvc window and central heating radiator.

**Bedroom Three 6'6" x 8'7" (2.00 x 2.62m)**



With a rear facing upvc window and central heating radiator.

**Bathroom 5'10" x 7'3" (1.78 x 2.22m)**



Hosting a 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 front is a driveway providing off road parking for more than one vehicle which extends to the side of the property. To the rear is a good sized rear garden, laid to lawn and decked patio area.



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.

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Energy Efficiency Graph

