



21 Celandine Rise, Swinton, S64 8NZ

Asking Price £350,000

This extended 4-bedroom detached house is for sale in the Swinton area, offering flexible accommodation ideally suited to the growing family. Families will find several schools in the vicinity, catering for primary and secondary ages, with further education options available in nearby Rotherham and Doncaster. Overall, this extended detached 4-bedroom home for sale offers well-proportioned accommodation in a popular, well-connected residential setting.

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 - D

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.

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 Porch

With entrance door giving access to garage.

Reception Hallway

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

Kitchen

Set beneath the front facing double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with breakfast bar and integrated fridge.

Dining Area

Stunning formal dining area, with archway leading to the main reception room

Lounge

Dual aspect reception room, with dual patio doors entering the garden and central heating radiators.

Downstairs WC

With low flush WC and wash hand basin and opaque window

Principal Bedroom

Stunning master bedroom, enjoying a dressing room area which in turn leads to the bedroom with comprehensive wardrobes

Bedroom

Again with dressing room area which in turn leads to the bedroom with comprehensive wardrobes

Bedroom

Double bedroom with a range of fitted furniture

Bedroom

Double bedroom / office space with fitted storage.

Bathroom

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.

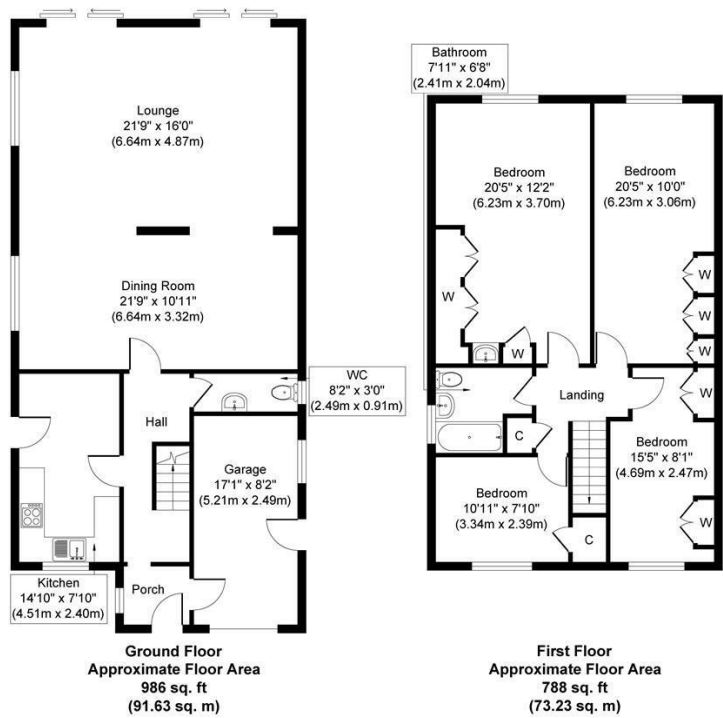
Garage

Single garage secured by an up and over garage door, with power and lighting and side courtesy door.

External

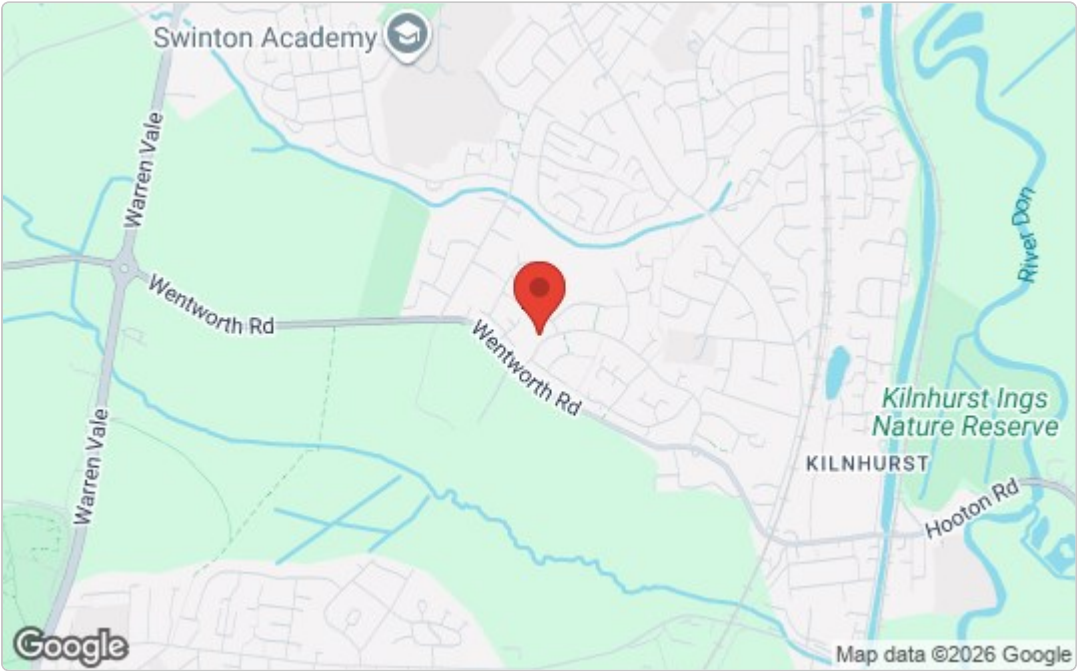
To the front of the property is a driveway providing off road parking for more than one vehicle, with a laid to lawn garden to the side. To the rear is a large garden with paved patio and laid to lawn garden with well stocked borders.

Floor Plan



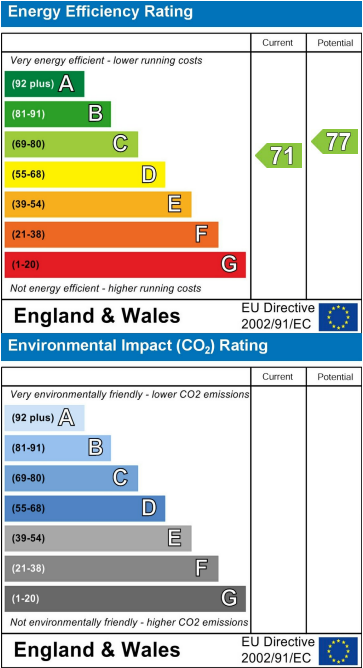
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph



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