



**Rockingham Road, Swinton,
Mexborough, S64**

£175,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

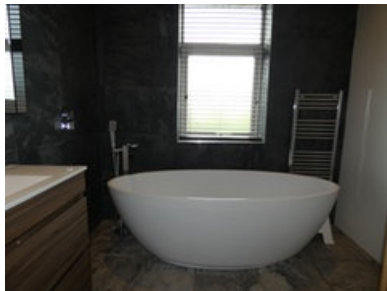
****GUIDE PRICE £175,000 - £180,000**** Very well MAINTAINED. Very SPACIOUS perfect for a FAMILY HOME!

Key features:

- good sized rear garden
- garage
- two reception rooms
- downstairs W.C.
- good sized garden
- Immaculately presented throughout
- Modern bathroom
- double drive
- southerly facing rear garden

Extra info:

- **Property Age:** 75 years
- **Council Tax:** Band C (£1628.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



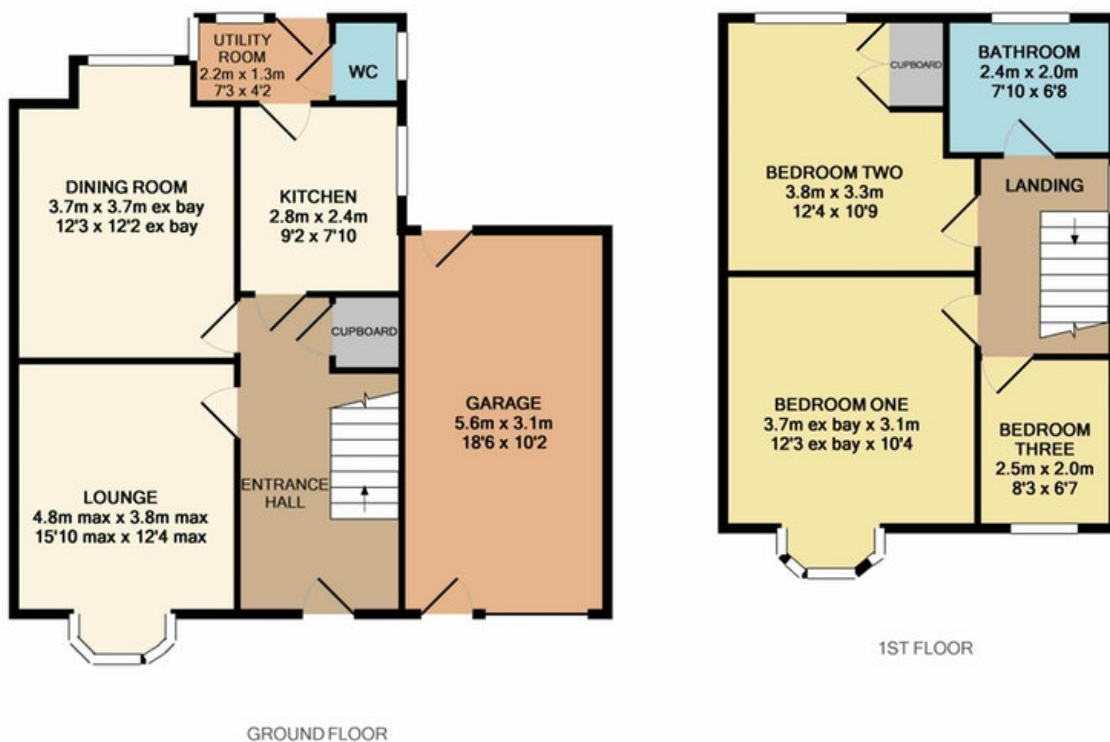
Set in this sought after location an immaculately presented and spacious three bedroom semi detached house with large rear garden with all day sun, driveway and garage.

The property has the benefit of gas central heating, double glazing and the family sized accommodation briefly comprises: entrance hall, bay windowed lounge, dining room, fitted kitchen with range style cooker, utility room with downstairs W.C., first floor landing, three great sized bedrooms and modern bathroom with free standing bath and shower attached.

Outside to the front of the property is a garden and double driveway leading to the attached garage and gives access to the large sized rear garden with lawn and patio area.

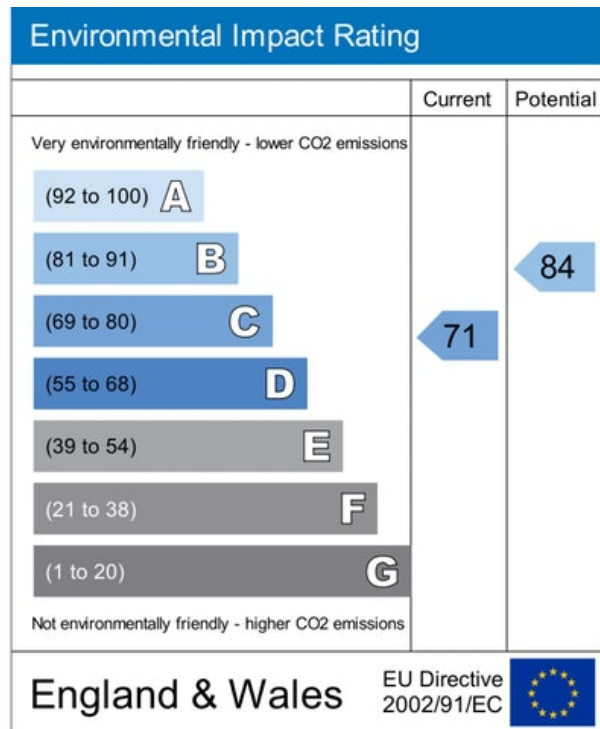
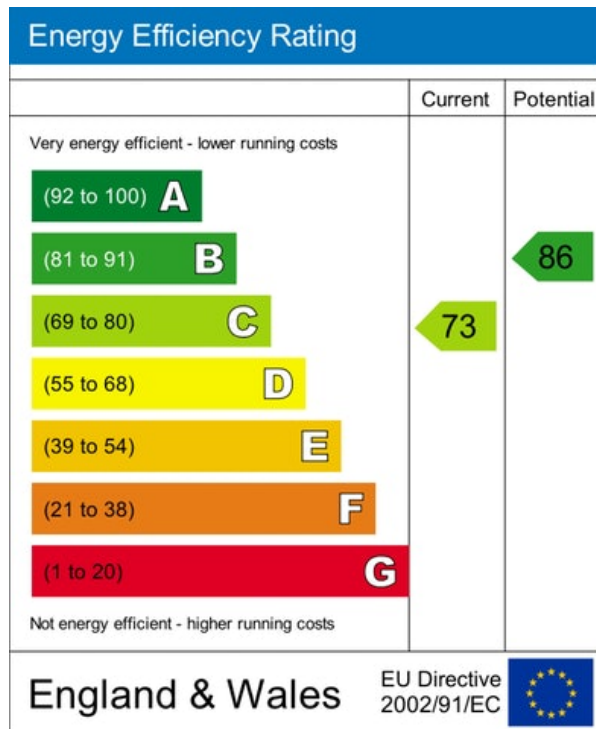
Conveniently placed for local shops, schools and amenities and ideal for travelling throughout South Yorkshire and surrounding areas.

Floor plan:



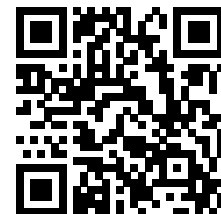
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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