



Slade Road, Swinton, S64

£140,000

None

Tenure: Freehold, **Bedrooms:** 3

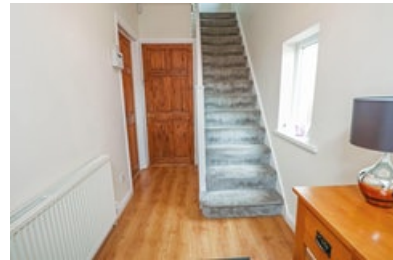
DESCRIPTION Offered for sale with no onward chain is this spacious, well presented three bedroom semi-detached property situated in this popular, much sought after area of Swinton. Ideal family home close to all local amenities, transport links and schools. The property benefits from good sized

Key features:

- Sought After Location
- Private Garden
- No Chain
- New Bathroom
- Off road parking

Extra info:

- **Property Age:** 94 years
- **Council Tax:** Band A (£111.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



FAMILY HOME OFFERED CHAIN FREE IN SOUGHT AFTER AREA OF SWINTON

DESCRIPTION

Offered for sale with no onward chain is this spacious, well presented three bedroom semi-detached property situated in this popular, much sought after area of Swinton. Ideal family home close to all local amenities, transport links and schools. The property benefits from good sized living accommodation throughout, a good sized enclosed rear garden and off road parking for two cars.

Entrance Hall

Having UPVC door to front with one central heating radiator and window to side. Laminate wood effect flooring.

Cloakroom

Having W/C, with wash hand basin, one central heating radiator and two UPVC double glazed windows to side.

Lounge

Having bay window to front and modern gas fire with feature surround. Two central heating radiators. Decorated in neutral colours with carpet flooring.

Dining Room

Having access to kitchen and utility room. One central heating radiator. Decorated in neutral colours with laminate wood effect flooring.

Kitchen

Having a range of wall and base units, in light oak shaker style, one and a half stainless steel sink and drainer, integrated gas hob and electric oven, integrated dishwasher and fridge freezer, with complementary tiling. Kickboard heater and UPVC double glazed window to rear.

Utility Room/Porch

Benefitting from plumbing for washing machine and dryer. Double glazed window to the rear and side elevation and a UPVC door giving access to the rear garden. Laminate wood effect flooring.

Landing

UPVC double glazed window to side and useful large storage cupboard.

Bedroom One

Rear facing double room with one central heating radiator and UPVC double glazed window and fitted wardrobes. Carpet flooring.

Bedroom Two

Double room having UPVC double glazed window to front with one central heating radiator and fitted wardrobes. Carpet flooring.

Bedroom Three

Good sized single room having UPVC double glazed window to front and one central heating radiator. Carpet flooring.

Bathroom

Beautiful, newly installed bathroom with modern tile-effect cladding to walls, with white P- shaped bath and shower over and glass shower screen. W/C, hand wash basin with storage cupboard and heated towel rail. With UPVC double glazed window to rear.

Outside

Brickpaving to the front elevation with raised flower beds. Enclosed private family garden to the rear, mainly laid to lawn with mature shrubs and borders and raised flower beds. Patio area and steps leading to elevated patio with large wooden shed. Outside tap.

Floor plan:



Ground Floor

Floor area 53.0 sq. m. (570 sq. ft.) approx



First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

15, Slade Road, Swinton, MEXBOROUGH, S64 8RH

Dwelling type: Semi-detached house	Reference number: 8105-7036-1629-5307-8813
Date of assessment: 07 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 August 2019	Total floor area: 93 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,602
Over 3 years you could save	£ 1,506

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 1,506 over 3 years </div>
Heating	£ 3,486 over 3 years	£ 2,670 over 3 years	
Hot Water	£ 912 over 3 years	£ 222 over 3 years	
Totals	£ 4,602	£ 3,096	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Current</div> <div style="border: 1px solid black; padding: 2px;">Potential</div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> <div style="border: 1px solid black; padding: 5px; width: 30px; text-align: center;">40</div> <div style="border: 1px solid black; padding: 5px; width: 30px; text-align: center;">69</div> </div> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Current</div> <div style="border: 1px solid black; padding: 2px;">Potential</div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> <div style="border: 1px solid black; padding: 5px; width: 30px; text-align: center;">40</div> <div style="border: 1px solid black; padding: 5px; width: 30px; text-align: center;">69</div> </div>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 435
2 Floor insulation (suspended floor)	£800 - £1,200	£ 222
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 735

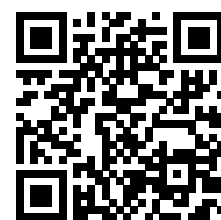
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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