



43 St. Johns Road, Swinton, Mexborough, S64 8QD

**Asking Price £75,000**

Offered to the open market with no onward vendor chain is this first floor double bedroom property benefiting from private gardens to the rear. Hosting its own private entrance, the flat hosts upvc double glazing and gas fired central heating with spacious fitted kitchen area. Situated within this ever popular area, with Swinton town centre and its amenities within easy reach.

## 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 - A

Tenure - Leasehold

Property Type - First Floor Flat

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 - On Road

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.

## Leasehold Information

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 3 December 1990

Term : 125 years from 3 December 1990

Parties : (1) Rotherham Borough Council

Ground Rent £ 10.00

Administration £ 2.44

Management £160.49

Buildings Ins £125.21

Repairs zero

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TOTAL £298.14

All paid up to April 2026

## Private Entrance

With front and rear entrance doors, and stairs rising to the first floor accommodation and first flooring

## Lounge



With rear and side facing upvc windows, central heating radiator and wall mounted gas fire.

## Kitchen



Set beneath the side 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, and fitted storage.

## Bedroom One



With a front facing upvc window, central heating radiator and fitted storage.

## Bedroom Two



With side facing upvc window and central heating radiator.

## Bathroom

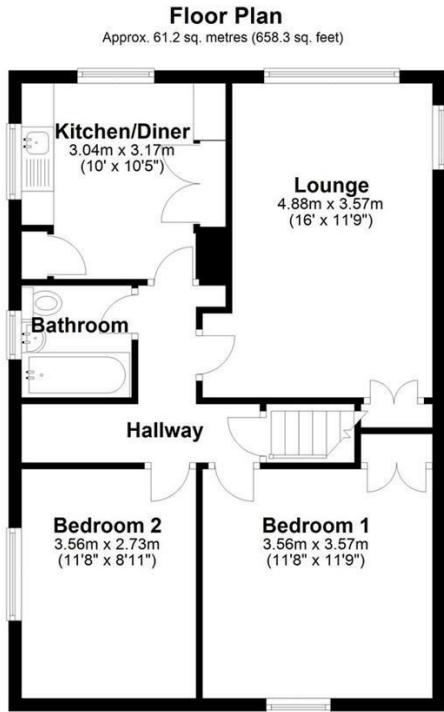


Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External

The first floor flat benefits from gardens front and rear, which are mainly laid to lawn.

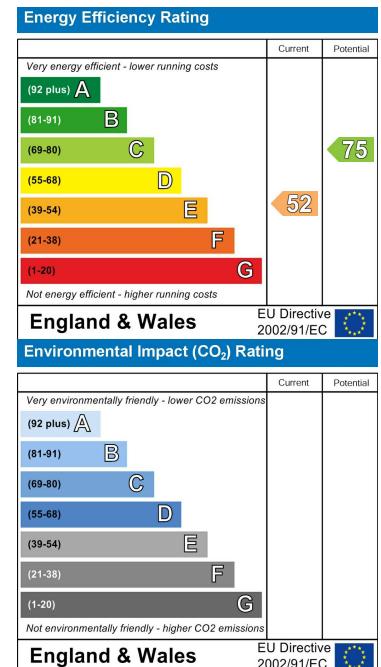
## Floor Plan



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

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