



14 Swinston Hill Gardens, Dinnington, Sheffield, S25 2RW

£450,000

RECEPTION HALL

CLOAKROOM

With W.C. and wash basin

'L' SHAPED LIVING KITCHEN 31'8" x 28'5" (9.655 x 8.677)

A magnificent entertaining/family room with a range of fitted units with integrated appliances and bi-fold doors opening into the rear garden

LANDING

BEDROOM ONE 13'10" x 9'6" (4.23 x 2.9)

)The measurement excluding the wardrobe recess)

EN-SUITE 7'6" x 9'3" (2.29 x 2.82)

With shower enclosure W.C. and wash basin

BEDROOM TWO 15'5" x 13'0" (4.72 x 3.98)

BEDROOM THREE 10'5" x 12'9" (3.2 x 3.9)

BEDROOM FOUR 12'5" x 11'5" (3.8 x 3.49)

FAMILY BATHROOM 6'11" x 6'6" (2.13 x 2)

Comprising panelled bath, W.C. and wash basin

OUTSIDE

There are gardens to front and rear with drive

INTEGRAL GARAGE 19'4" x 9'9" (5.9 x 2.985)

MATERIAL INFORMATION

Council Tax Band: To be confirmed

Tenure : Freehold

Property Type Detached House

Construction type Reconstituted Stone

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains

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 Off road parking & Garage

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

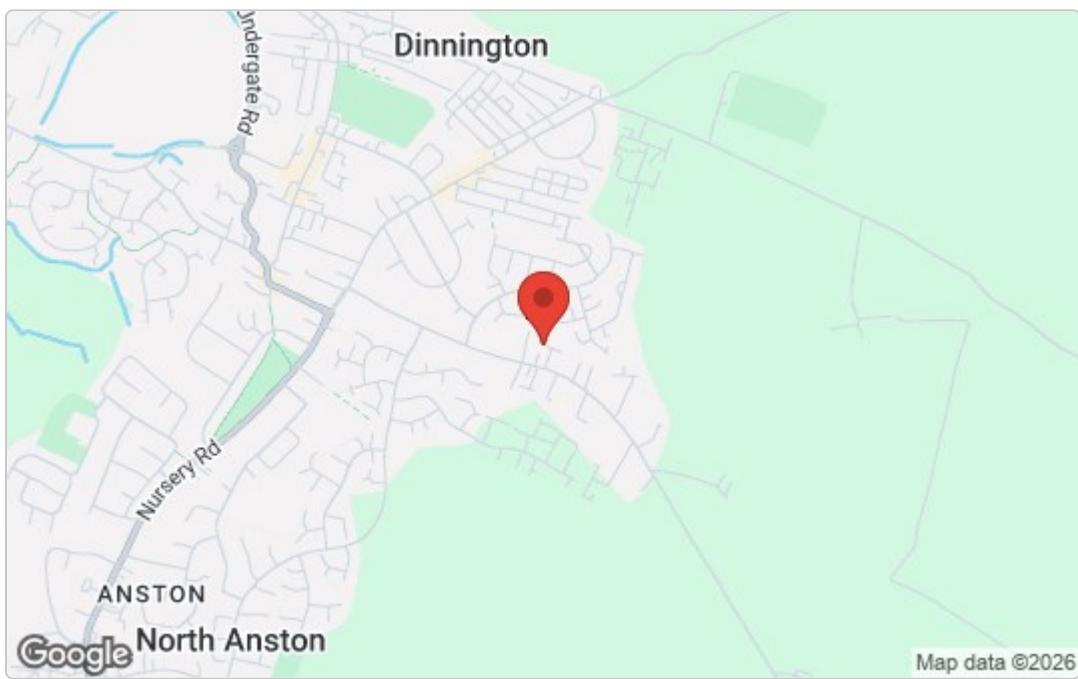
conveyancing solicitor.

PLEASE NOTE THE PROPERTY IS BEING SOLD BY A STAFF MEMBER

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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