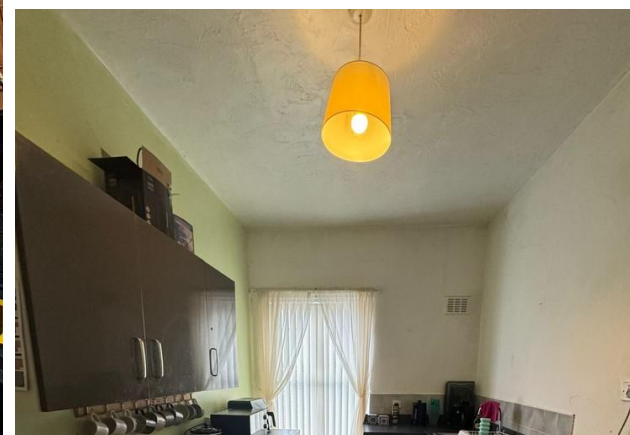


FOR SALE



Crossland Street, Swinton
Auction Guide Price £162,000


MARTIN&CO



Crossland Street, Swinton

5 Bedrooms, 3 Bathroom

Auction Guide Price £162,000

- Three separate properties
- Ideal investment opportunity
- Convenient location
- Strong rental potential
- Shared garden space

Tucked away in a convenient part of Swinton, Rotherham, this property presents a fantastic opportunity for landlords and investors looking to expand their portfolio. Comprising a two-bedroom house, a two-bedroom flat, and a one-bedroom flat, this setup offers flexibility for rental purposes and the potential for a strong yield. With local amenities, public transport, and Swinton train station within easy reach, the location further enhances its appeal.

The two-bedroom house features a practical layout, starting with an entrance hall leading to the kitchen, which is fitted with a range of wall and base units. The lounge provides a comfortable living space, while upstairs, the first-floor landing leads to two double bedrooms and a bathroom. This setup makes it an attractive rental option for tenants seeking a well-sized home in a convenient location.

The flats are accessed via a shared entrance hall, leading to two separate living spaces. The ground-floor flat consists of a kitchen fitted with wall and base units, a bay-windowed lounge offering plenty of natural light, a bathroom, and a double bedroom. This property layout caters well to individuals or couples looking for a manageable and comfortable home.

The first-floor flat includes an entrance hall, a kitchen with fitted units, a lounge, two bedrooms, and a bathroom. This provides additional flexibility for rental

purposes, with the extra bedroom making it suitable for small families or professional tenants needing additional space.

Externally, the property benefits from a shared garden at the rear, offering outdoor space for tenants to enjoy. Location-wise, the property is ideally placed for those needing access to transport links. Swinton train station is within easy reach, offering connections to nearby towns and cities. The area also has a good selection of local amenities, including supermarkets such as Aldi and Tesco Extra, as well as schools like Swinton Academy and Brookfield Junior Academy. Rotherham town centre is a short drive away, providing further retail, dining, and leisure options.

With its combination of multiple rental units, a convenient location, and strong transport links, this property presents a fantastic investment opportunity for those looking to secure a steady rental income in an accessible part of Rotherham.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete

within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.