



9 New Street, Greasbrough, Rotherham, S61 4ET

**Offers Around £115,000**

A beautiful end cottage suitable for first time buyers or buy to let. One Bedroom, modern Kitchen, Lounge, Bathroom suite in white, side enclosed garden. Located in the heart of Greasbrough village,  
NO VENDOR CHAIN.



## Entrance

Wooden door enters to kitchen

## Kitchen 9'8" x 7'10" (2.96m x 2.39m)



Kitchen with modern wall and base units with fitted electric oven, gas hob and extractor hood, space for washing machine, front and side UPVC window, under stairs storage space, giving space for fridge freezer and space for storage, stairs to first floor.

## Lounge 12'3" x 7'4" (3.75m x 2.24m)



Door from kitchen leads to lounge, with fire place, UPVC rear window, central heating radiator.

## First Floor Landing.

With small front window, doors to bedroom and bathroom, access to boarded loft which has power and lighting, .

## Bedroom 12'1" x 8'9" (3.70m x 2.67m)



With ornamental fireplace, central heating radiator, UPVC rear window.

## Bathroom 8'10" x 8'9" (2.70m x 2.67m)



Bathroom suite in white, comprising of bath, with

overhead shower, sink and W.C. central heating radiator, storage cupboard and front UPVC window.

## Outside



On road parking to front, gated access to side enclosed walled garden, with patio area, shed and mainly of shrubs and a pond

## Rear view



## Material Information

Council Tax Band A

Tenure Freehold

Property Type One bedroomed end terrace

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 parking

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

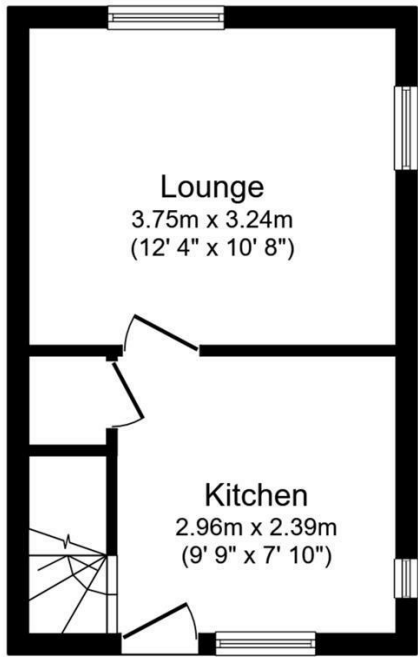
All buyers are advised to check the Coal Authority

website to gain more information on if this property is  
a f f e c t e d b y c o a l m i n i n g .

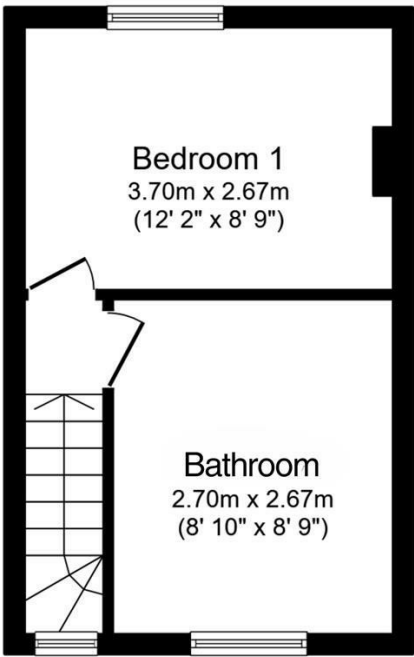
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a  
conveyancing solicitor.

Floor Plan



Ground Floor  
Floor area 23.2 m<sup>2</sup> (249 sq.ft.)



First Floor  
Floor area 23.2 m<sup>2</sup> (249 sq.ft.)

TOTAL: 46.3 m<sup>2</sup> (498 sq.ft.)

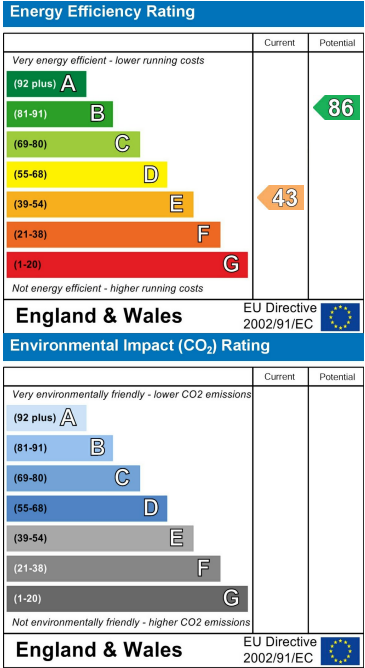
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



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.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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