



11 Conway Crescent, East Herringthorpe, Rotherham, S65 3LE

**Offers In The Region Of £97,500**

A TWO BEDROOM MID-TOWN HOUSE OFFERED FOR SALE, 75% SHARED OWNERSHIP. This property is in excellent decorative order throughout, benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, FITTED KITCHEN AND DOWNSTAIRS CLOAKROOM.

The vendor(s) have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.



## ENTRANCE HALL

With composite partially glazed entrance door

## LOUNGE 12'4" x 12'7" (3.76 x 3.86)



With radiator beneath the front facing window. Under stairs storage cupboard

## DINING KITCHEN 10'4" x 16'0" (3.17 x 4.9)



Having a range of base and wall units with inset stainless steel sink beneath the rear facing window. Integrated gas hob with electric oven and high level extractor hood. Space and plumbing for washing machine. Radiator and half glazed door opening into the rear garden

## CLOAKROOM 4'7" x 4'7" (1.4 x 1.42)



With low flush W.C. and pedestal wash hand basin

## LANDING

With loft hatch

## FRONT BEDROOM ONE 10'5" x 16'0" (3.2 x 4.9)



Having two front facing windows, radiator and built-in storage cupboard

## REAR BEDROOM TWO 12'5" x 8'7" (3.81 x 2.64)



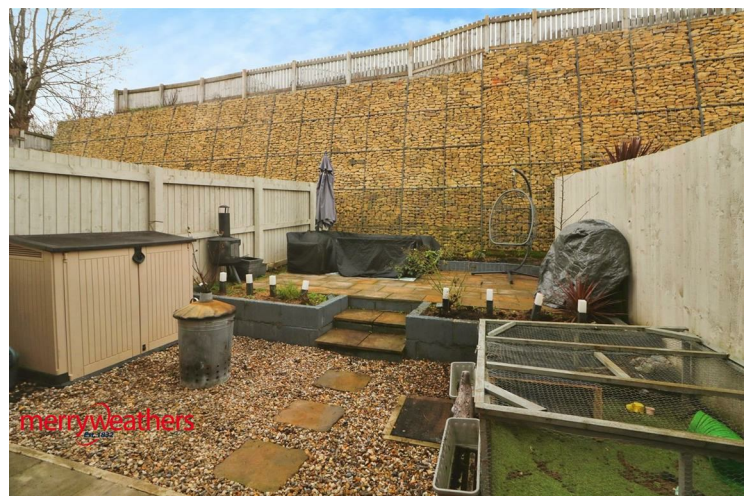
With radiator and window

## BATHROOM 5'6" x 6'9" (1.7 x 2.06)



With white suite comprising panelled bath with electric shower and screen, pedestal wash hand basin and W.C. Ceramic splashback tiling, radiator and opaque glazed window

## OUTSIDE



Tarmac front forecourt providing off-road parking whilst to the rear is an enclosed pebbled and paved garden

## **MATERIAL INFORMATION**

Council Tax Band: A

Tenure : Leasehold. 121 years remaining. Ground rent £171.19. Service charge £132.13

Property Type Mid-town house

Construction type Brick

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 Drive

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.

## **Premium Conveyancing**

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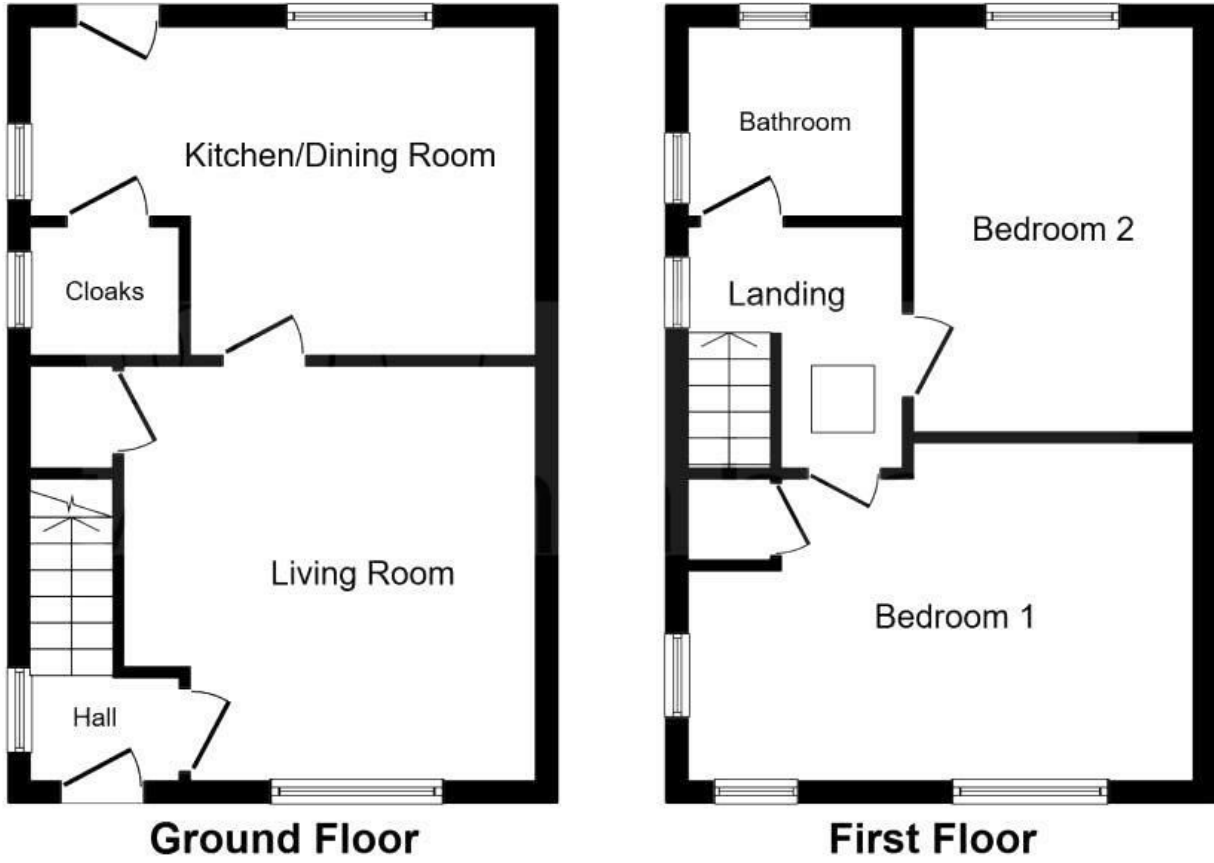
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion which would replace a searches fee with any other chosen solicitor saving you time and potentially money.



Floor Plan

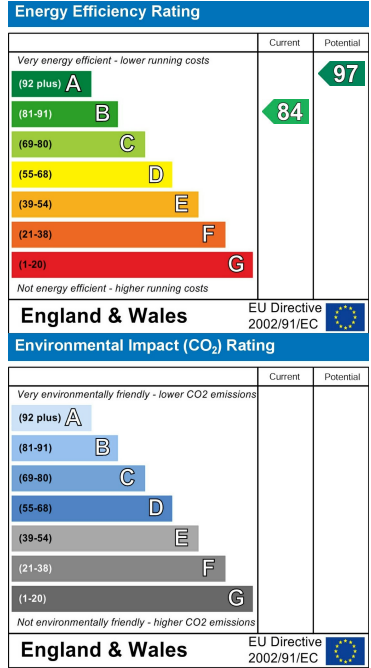


Area Map



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)

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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