



38 Carr View Road, Kimberworth, Rotherham, S61 2BJ

£175,000

THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. Lounge, Dining Kitchen, 3 Bedrooms, Bathroom. Gardens with drive and single Garage.

HALL

With uPVC door and radiator

LOUNGE 14'5" x 12'1" (4.4 x 3.7)



With uPVC window and radiator

KITCHEN 15'1" x 10'2" (4.6 x 3.1)



With a range of fitted base and wall units with Island worktop, downstairs cupboard. Rear facing uPVC patio doors and window

LANDING

FRONT BEDROOM 13'3" x 8'8" (4.06 x 2.66)



With uPVC window and radiator

REAR BEDROOM 11'8" x 8'9" (3.56 x 2.67)



With uPVC window and radiator

FRONT BEDROOM 9'4" x 5'10" (2.85 x 1.8)



With uPVC window and radiator

BATHROOM 6'6" x 6'2" (2 x 1.88)



With white suite incorporating a shower cubicle

OUTSIDE



A drive leads past the front garden to the single detached sectional Garage with lawn to one side

MATERIAL INFORMATION

Council Tax Band - C

Tenure - Leasehold-299 years from 25/03/1971

Property Type - Detached House

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 - Drive and 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

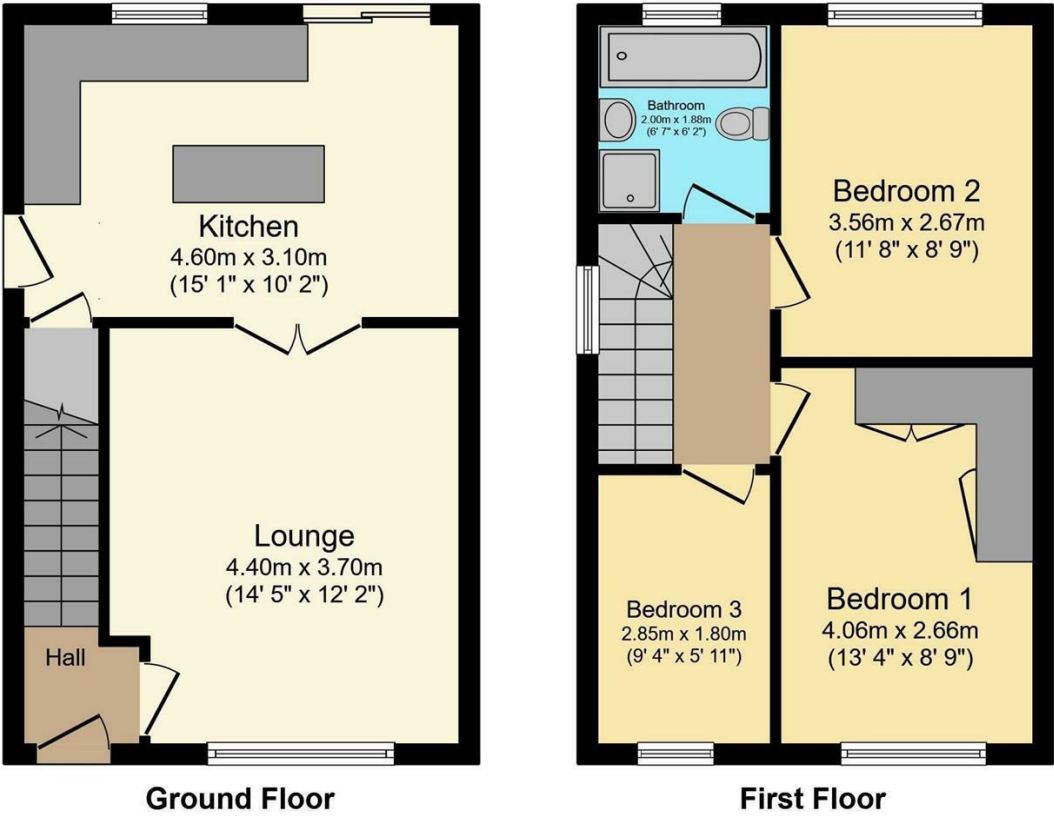
Coal mining area South Yorkshire is a mining area

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.

Floor Plan

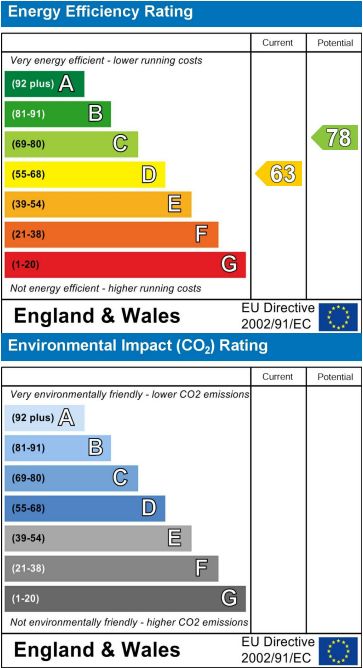


Total floor area 69.9 sq.m. (753 sq.ft.) approx

Area Map



Energy Efficiency Graph



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