



85 Grange Road, Rawmarsh, Rotherham, S62 5PA

Offers In The Region Of £185,000

Presenting this attractive semi-detached bungalow for sale, ideally situated in a peaceful cul de sac location. The property is neutrally decorated throughout, offering a versatile blank canvas that will appeal to all buyers.

Step inside to discover a bright and spacious reception room complete with a welcoming fireplace, perfect for relaxing evenings. This main living space benefits from a charming garden view, creating a tranquil and homely atmosphere.

The home offers two well-proportioned double bedrooms. The principal bedroom features built-in wardrobes for convenient storage, while the second double bedroom adds excellent flexibility for guests, family, or a home office.

The kitchen includes a designated dining space, ideal for both informal meals and entertaining friends or family. The layout has been designed with practicality and comfort in mind, making for effortless daily living.

Residents of this property will benefit from its council tax band B, representing good value for this sought-after location.

Whether you are seeking your first home, downsizing, or investing, this bungalow is suitable for all buyers. Enjoy the peace and serenity of cul de sac living, while benefitting from a layout that maximises both living and storage space. Arrange your viewing today to fully appreciate all that this delightful property has to offer.

Entrance Hall

With a front facing UPVC door and central heating radiator.

Lounge 12'5" x 14'7" (3.80 x 4.45)



With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling with the focal point of the room being the fireplace with gas fire inset

Kitchen 8'7" x 13'6" (2.63 x 4.13)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and space for a dining table.

Bedroom One 11'5" x 9'3" (3.48 x 2.84)



With a front UPVC window, central heating radiator, decorative coving to the ceiling and a range of comprehensive fitted wardrobes.

Bedroom Two 7'9" x 10'3" (2.38 x 3.14)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Bathroom 6'5" x 8'9" (1.97 x 2.69)



With a three piece suite comprising of a bath with shower above, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a laid to lawn garden with driveway providing of road parking.

Rear Elevation



To the rear of the property is a split level laid to lawn garden with established plants and patio area.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached Bungalow

Construction type: standard

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: Driveway

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

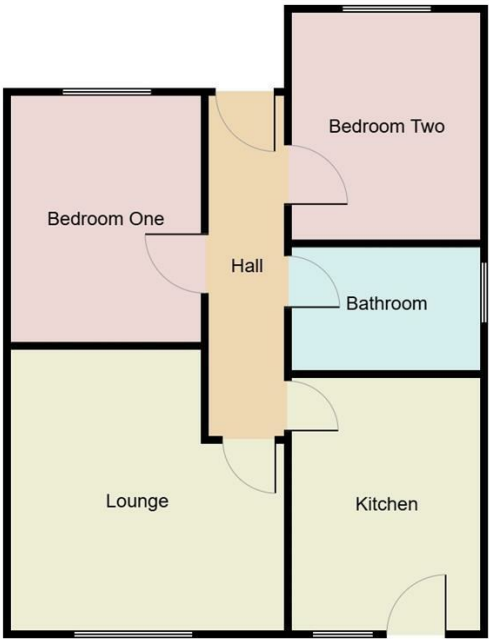
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

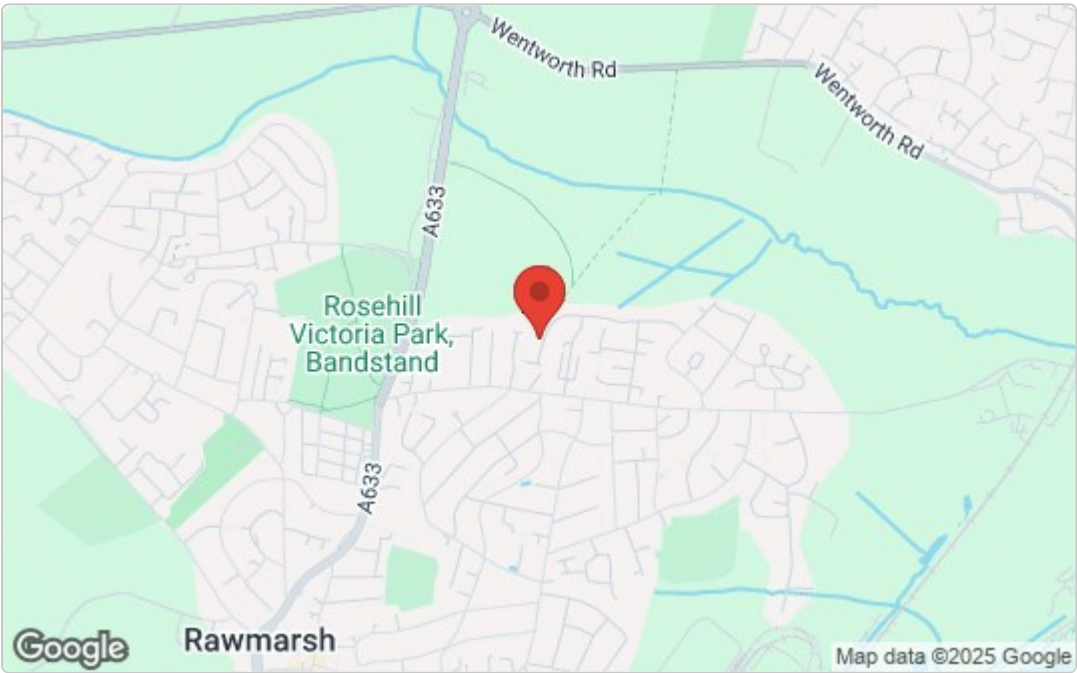
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan

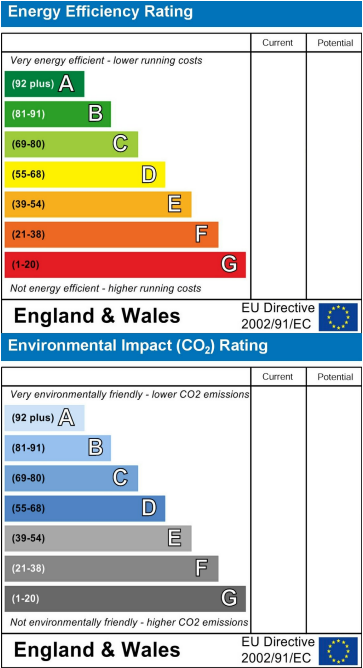


Area Map



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

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

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

