5 Munsbrough Lane, Greasbrough, Rotherham, S61 4NS

Offers Over £260,000

This three-bedroom semi-detached house is for sale in the Greasbrough area of Rotherham, offering a practical layout with one open plan reception room. The property holds an EPC rating of D and falls within Council Tax Band C.

Located in a residential setting on the outskirts of Rotherham, the house provides access to a range of local amenities. Rotherham town centre is within driving distance, where you will find supermarkets, shops and further services. Nearby, there are local schools and green spaces typical of this part of Rotherham, giving options for education and outdoor recreation.

Public transport links include Rotherham Central station, which provides rail services to Sheffield, Leeds and beyond, with journey times to Sheffield typically around 15 minutes. Regular bus routes operate in the wider area, connecting residential streets with Rotherham town centre and neighbouring districts.

Road links are accessible, with routes towards the A629 and A6109 linking to the wider South Yorkshire network, including the M1 for travel further afield. This makes the property a potential option for those needing to commute by car to nearby towns and employment centres.

Entrance Hall

Property is accessed via a double glazed door, stairs to first floor landing, a radiator, a window and a range of base units providing storage.

Lounge Dining Room 23'10" x 12'11" (7.28 x 3.95)

Having a double glazed bay window, inset decorative fireplace with wooden beam, two radiators and patio doors to the rear elevation.

Kitchen 9'9" x 8'3" (2.99 x 2.53)

Having a range of wall and base units, with a sink unit, gas hob and oven, space for fridge freezer, integral dishwasher and washing machine, a cupboard housing the boiler, tiled to splash back areas and a double glazed window.

First Floor Landing

Bedroom One 13'2" x 13'0" (4.03 x 3.97)

Having a double glazed window and a radiator.

Bedroom Two 11'7" x 10'11" (3.54 x 3.33)

Having a double glazed window and a radiator.

Bedroom Three 9'10" x 7'5" (3.00 x 2.28)

Having a double glazed window and a radiator.

Bathroom

Having a panelled bath with a rain shower and attachment, a fitted sink unit in a range of base units used for storage, low flush w.c, heated towel rail, tiled floor and double glazed window. With underfloor heating.

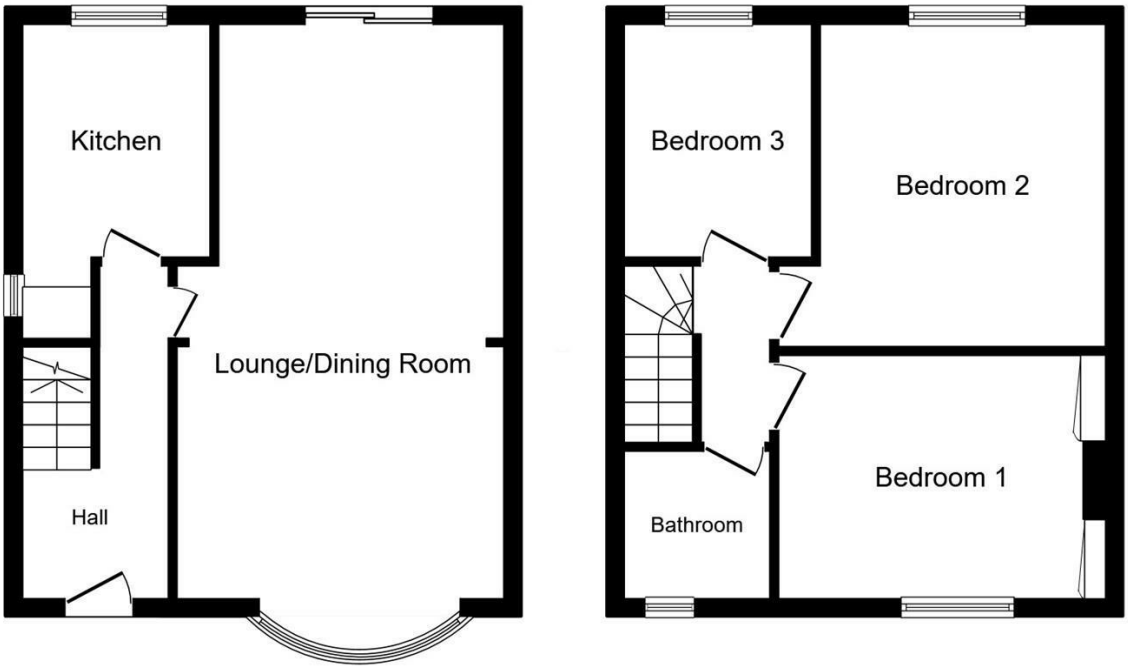
Outside

To the front of the property is a driveway for ample cars, with a lawned garden to the side. To the rear of the property is a store with a garage door, useful for storage. There is a good sized lawned garden area with patio area for seating.

Material Information

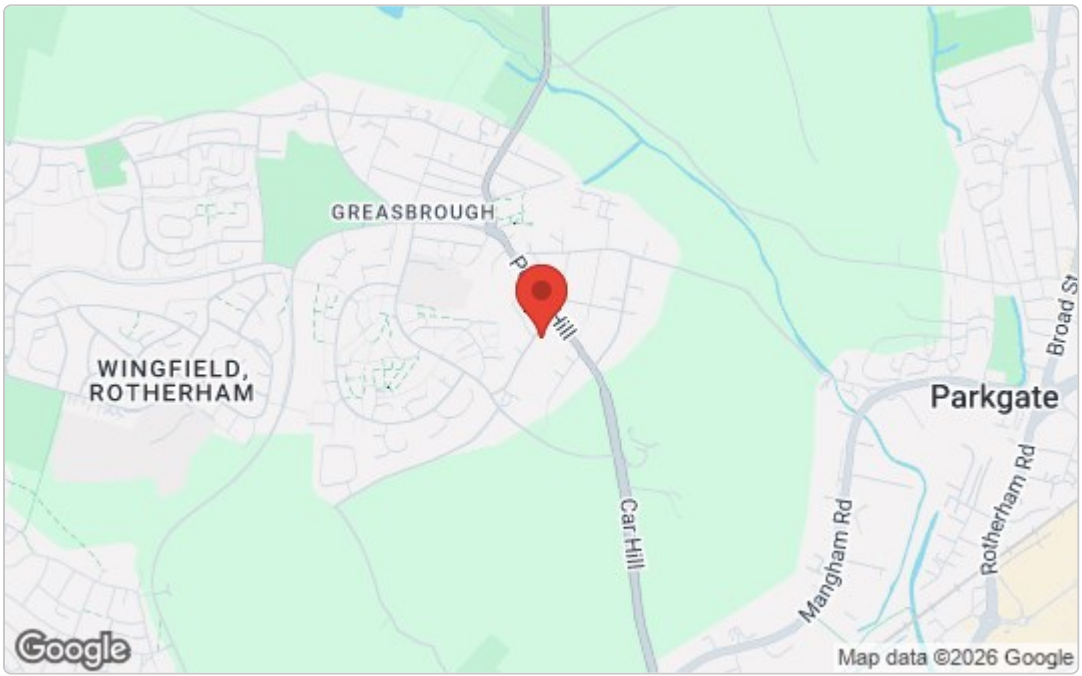
Council Tax Band C
Tenure Leasehold
Property Type Semi-detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open 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 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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

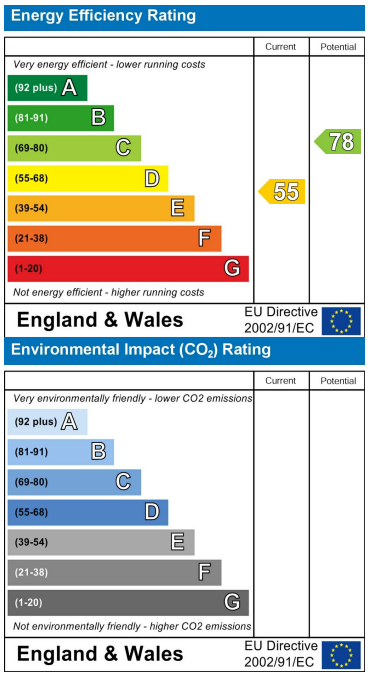


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph



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