



86 South Street, Rawmarsh, Rotherham, S62 5RD

**Offers Around £127,500**

OFFERED WITH NO VENDOR CHAIN. A viewing is recommended to appreciate the size of accommodation. A three bedroomed detached house, ideal for first time buyers or investors. Comprising of Lounge, Dining /Kitchen, Utility Room, three bedrooms and bathroom. Enclosed rear garden and front courtyard. Located in a popular suburb within close proximity to local amenities, Schools and ideally placed for commute to Rotherham and local transport networks.

**Lounge 14'1" x 10'9" (4.3m x 3.3m)**



Front facing UPVC entrance door opens to lounge with front facing double glazed bay window, gas central heating radiator, door opens to lobby.

**Lobby**

With staircase rising to first floor and door opens to dining/ kitchen.

**Dining/Kitchen 11'11 x 10'8 (3.63m x 3.25m)**



Fitted dining/ kitchen with wall and base units, integrated oven, hob and extractor fan. Space for washing machine & fridge/freezer. Partial tiling. Rear double glazed window, gas central heating radiator and storage cupboard. Door opens to side lobby.

**Side Lobby**

Side Lobby/ Utility Room with side UPVC door and plumbing and space for washing machine.

**Bathroom 8'9" x 5'10" (2.68 x 1.80m )**



With white suite comprising of bath with shower over bath, and screening, wash basin and low flush w.c. Partial tiling to walls. Wall mounted heated towel rail.

**First Floor**

Stair rise to First Floor Landing with doors to two bedrooms, bathroom and loft hatch. Storage cupboard.

**Bedroom One 11'11 x 10'7 (3.63m x 3.23m)**



Front facing UPVC double glazed window and gas central heating radiator.

**Bedroom Two 8'10 x 7'7 (2.69m x 2.31m)**



Rear facing UPVC window and gas central heating radiator.

### Bedroom Three 9'4"x 5'7" (2.84mx 1.70m)



<https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a conveyancing solicitor.

Rear facing UPVC double glazed window and gas central heating radiator.

### Outside



Front courtyard, side passageway leading to rear enclosed lawned garden area and cold water tap.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type : THREE BEDROOMED DETACHED

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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

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

# Floor Plan



Total floor area: 80.2 sq.m. (863 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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

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