merryweathers
Est. 1832

20 Stafford Drive, Moorgate, Rotherham, S60 3DF

Offers In The Region Of £260,000

Offered with no vendor chain is this 2/3 bedroomed dormer bungalow in need of modernising. Comprising of large lounge, dining room,/bedroom three ,kitchen, ground floor w.c, First Floor bathroom, separate W.C. two first floor bedrooms. Driveway & garage. Front and rear gardens. Popular location of Moorgate. Close proximity to Rotherham Rotherham Hospital, Sheffield, Meadowhall and Motorway Networks

Hall

UPVC Double glazed door leads to lounge, kitchen, dining room/ third bedroom. Cloaks cupboard. Gas central heating radiator.

Lounge 20'2" x 12'10" (6.15m x 3.92m)

With Front UPVC double glazed bay window. stairs to first floor. Two gas central heating radiators. Fireplace. Rear UPVC double glazed window.

Dining Room/ Bedroom three 10'9" x 8'8" (3.29m x 2.65m)

With front UPVC double glazed window, gas central heating radiator.

Kitchen 13'2" x 9'9" (4.03m x 2.98m)

With wall and base units, rear UPVC window and rear UPVC rear door. Door leads to ground floor W.C.

Ground Floor W.C.

With white W.C and wash basin.

First Floor

First floor landing with loft access and doors leading to bathroom, bedrooms and W.C. Storage Cupboard.

Bedroom One

Front UPVC double glazed window and gas central heating radiator.

Bedroom Two

Rear UPVC double glazed window and gas central heating radiator.

Bathroom

Bathroom suite comprising of bath, sink. Front UPVC double glazed window.

W.C.

With W.C. and rear UPVC double glazed window.

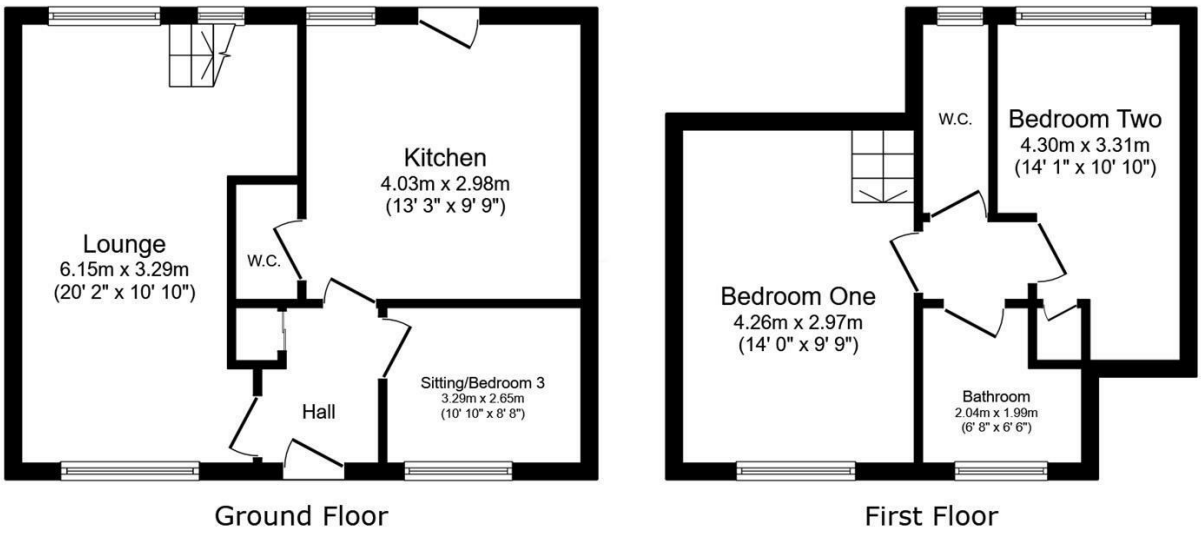
Outside

Front lawned garden with driveway leading to garage. Pathway to front with ramp to front door. Rear Garden mainly laid to lawn with patio area with shrubs and hedging and trees.

Material Information

Council Tax Band D
Tenure FREEHOLD
Property Type : TWO BEDROOMED DORMER BUNGALOW
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
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 & 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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
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

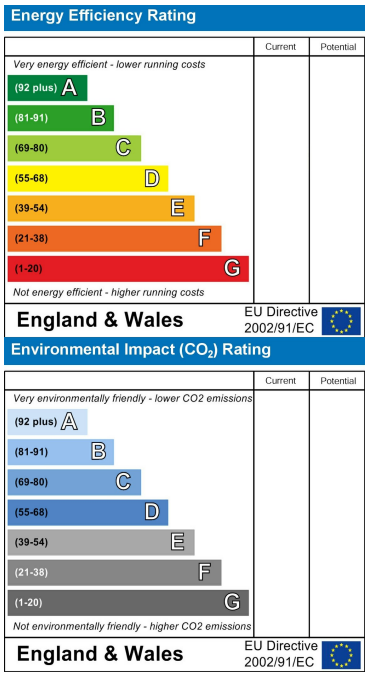


Total floor area: 70.1 sq.m. (755 sq.ft.)

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



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.

www.merryweathers.co.uk

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The Property Ombudsman

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