merryweathers
Est. 1832

1 Bray Walk, Kimberworth Park, Rotherham, S61 3BL

£150,000

*** THE IDEAL PURCHASE FOR THE FIRST TIME BUYER ***

A three bedroomed end terraced house, offered for sale with no upward chain, located off Oaks Lane and conveniently placed for Rotherham Town Centre and the M1 intersection.
The property offers gas central heating and uPVC double glazing, the accommodation comprising: Entrance Hall, spacious Lounge, Dining Kitchen, three Bedrooms and modern bathroom suite.
There are lawned gardens to the front and rear and on-street parking.

SIDE ENTRANCE HALL
With uPVC entrance door and staircase

LOUNGE 16'2" x 13'8" (4.94 x 4.18)

Having two uPVC picture windows, feature fireplace surround and radiator

DINING KITCHEN 16'0" x 11'6" (4.9 x 3.53)

With fitted Oak effect base and wall units and inset stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side. Space and plumbing for washing machine. Radiator and under stairs Pantry

LANDING
With cupboard

FRONT BEDROOM ONE 9'0" x 13'6" (2.75 x 4.14)

Having fitted wardrobes and high level cupboards running the length of one wall and drawer unit to one side, radiator and uPVC window.

REAR BEDROOM TWO 8'3" x 11'8" (2.52 x 3.57)

With radiator and uPVC window

FRONT BEDROOM THREE 6'11" x 10'8" (2.12 x 3.26)

With radiator and uPVC window

BATHROOM 7'6" x 5'4" (2.3 x 1.65)

With white suite comprising a panelled bath with 'Mira'

shower and screen, pedestal wash basin and W.C. Heated towel rail and uPVC opaque window.

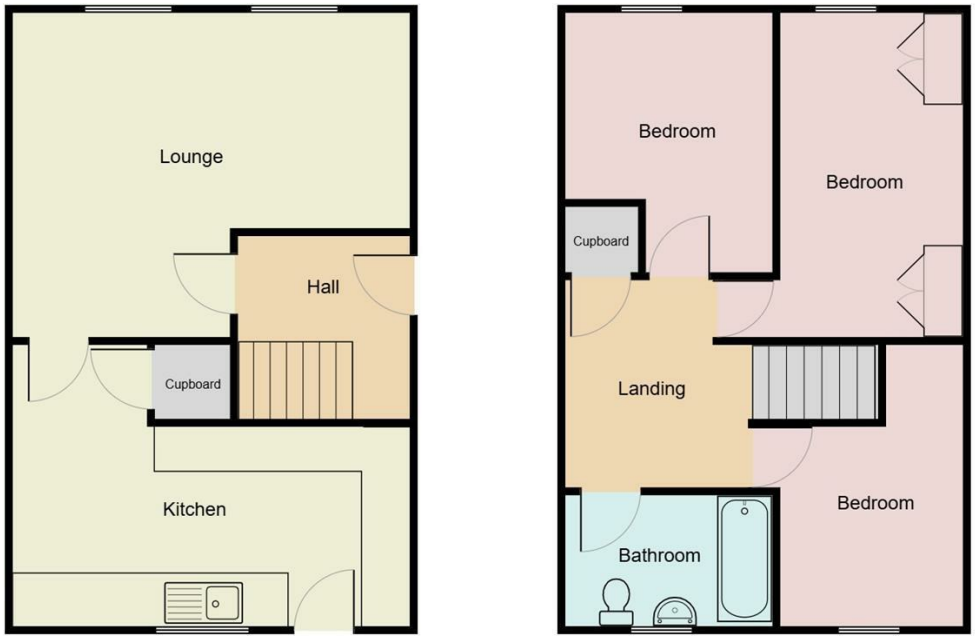
OUTSIDE

Lawned front garden with path leading past the side of the house to the enclosed rear lawned garden with flower beds and borders and brick Storeplace

MATERIAL INFORMATION

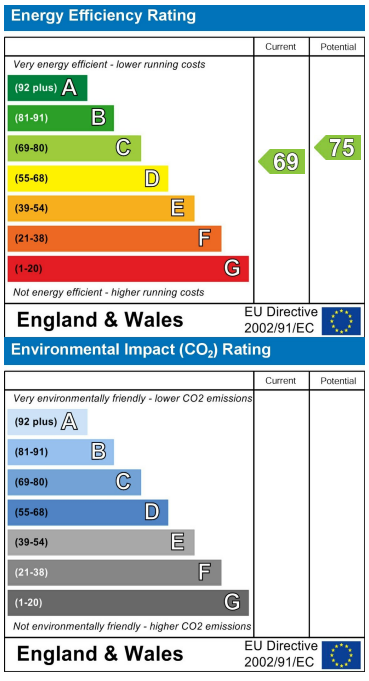
Council Tax Band - A
Tenure - Freehold
Property Type - End terraced house
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website 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 - On street parking
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

Energy Efficiency Graph



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www.merryweathers.co.uk

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