



76 Bennett Street, Rotherham, South Yorkshire, S61 2JZ

**£160,000**

A THREE BEDROOM SEMI DETACHED HOUSE, TOTALLY REMODELLED AND FORMING THE IDEAL PURCHASE FOR THE FIRST-TIME BUYER.

The property offers contemporary styled accommodation complimented by gas central heating and uPVC double glazing and comprises: Hall, Lounge, re-fitted Kitchen, side lobby with W.C. Three Bedrooms and family Bathroom which also incorporates a shower cubicle. There are gardens to front and rear with a side driveway.

PLANNING PERMISSION HAS BEEN GRANTED FOR A TWO-STOREY SIDE EXTENSION.



## HALL



With composite front door and radiator

**LOUNGE 13'8" x 12'1" (4.18 x 3.7)**



With front facing window with radiator beneath.

**KITCHEN 13'5" x 7'11" (4.1 x 2.43)**

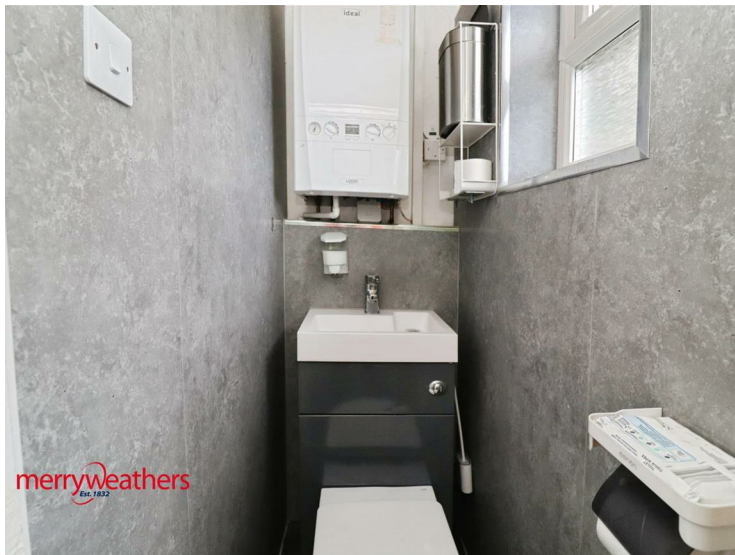


Re-fitted with a range of white base and wall units with contrasting work surfaces. Stainless steel sink and monobloc tap, integrated electric hob with high level extractor hood and double ovens to one side. Space and plumbing for washing machine, tumble dryer and dishwasher. Radiator and three rear facing windows.

## SIDE ENTRANCE LOBBY

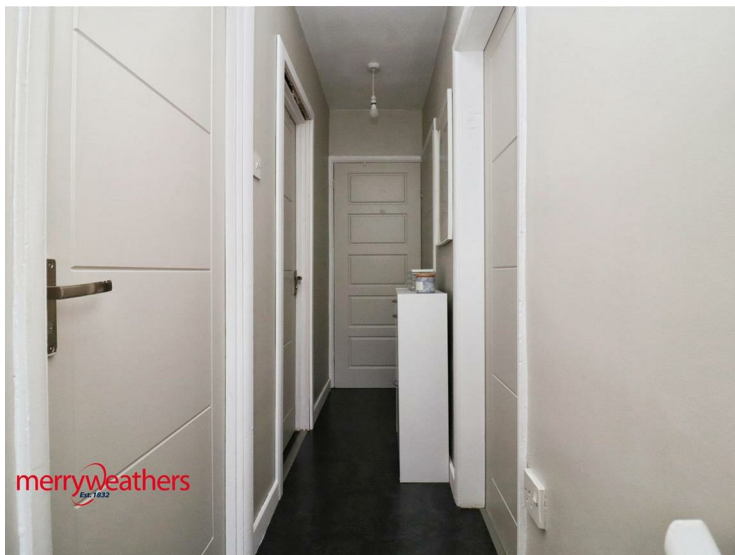
With built-in store cupboard

## CLOAKROOM



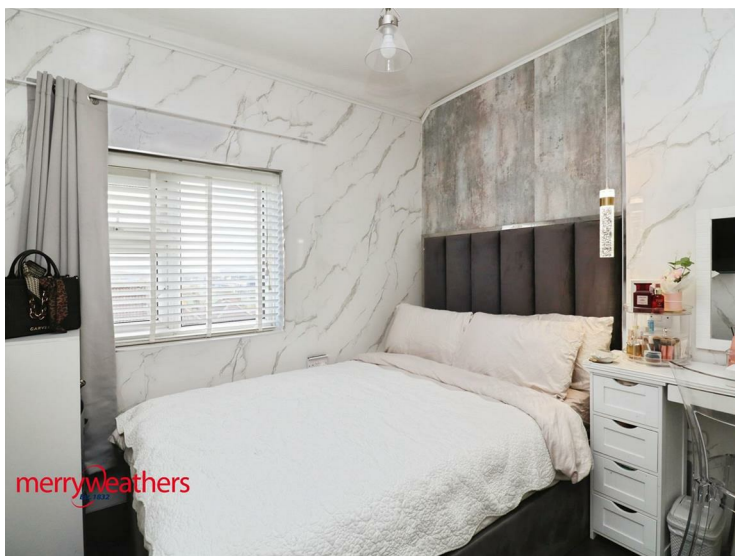
With combined W.C and vanity wash basin. Wall-mounted 'Ideal' gas combi boiler and opaque glazed window

## FIRST FLOOR LANDING



With store cupboard

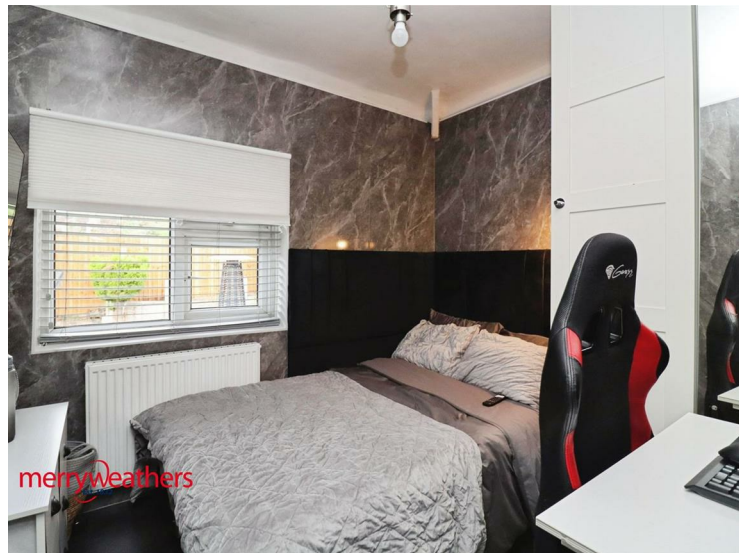
**FRONT BEDROOM 8'6" x 8'10" (2.6 x 2.7)**



With radiator and window



## REAR BEDROOM 8'10" x 7'10" (2.7 x 2.41)

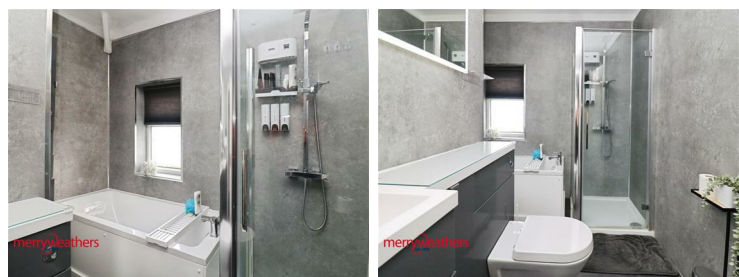


## REAR BEDROOM 7'8" x 7'10" (2.36 x 2.41)



With radiator and window

## BATHROOM



With white suite comprising a panelled bath, close coupled W.C. and vanity wash basin, Corner shower cubicle, heated towel rail and opaque glazed window.

## OUTSIDE



Front garden with steps rising to the front door. Side driveway providing off-road parking. To the rear is an elevated astro turf garden and timber Summerhouse with seating area.

## MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

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 - Drive

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

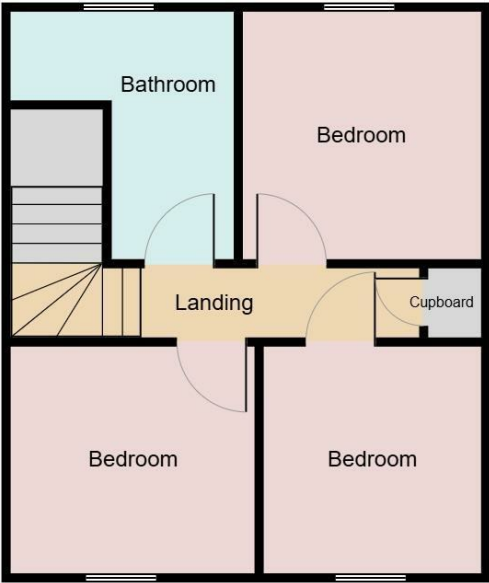
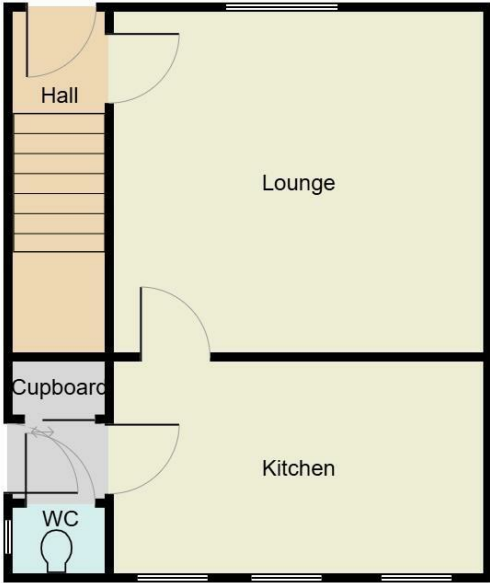
Coal mining area South Yorkshire is a mining area

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

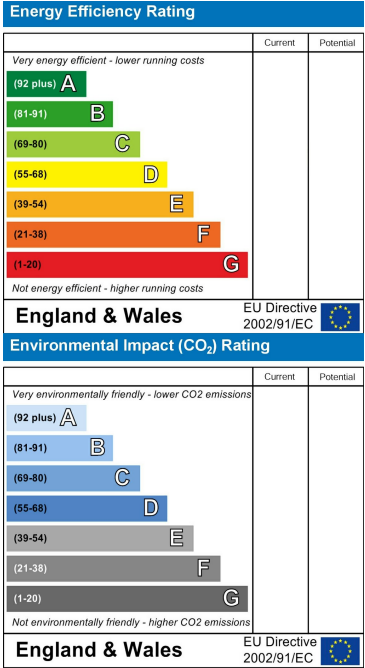


Area Map



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](http://www.merryweathers.co.uk)

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

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto: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

