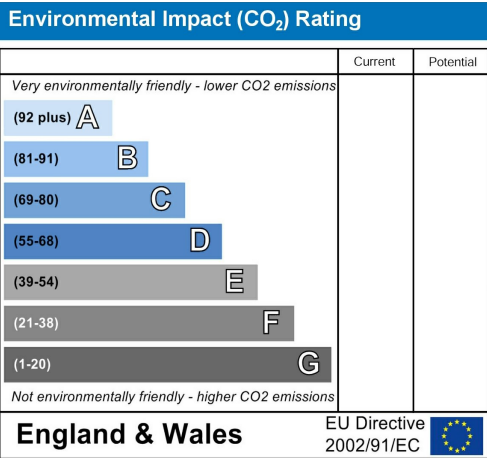
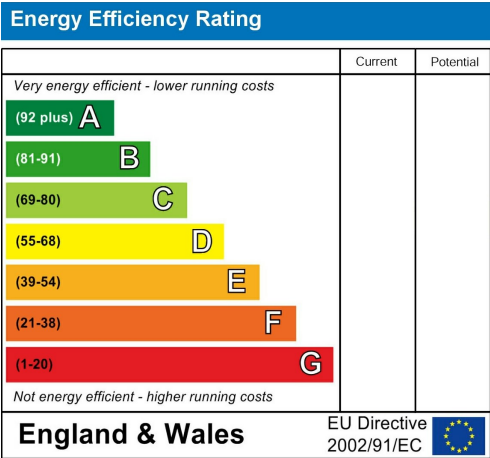
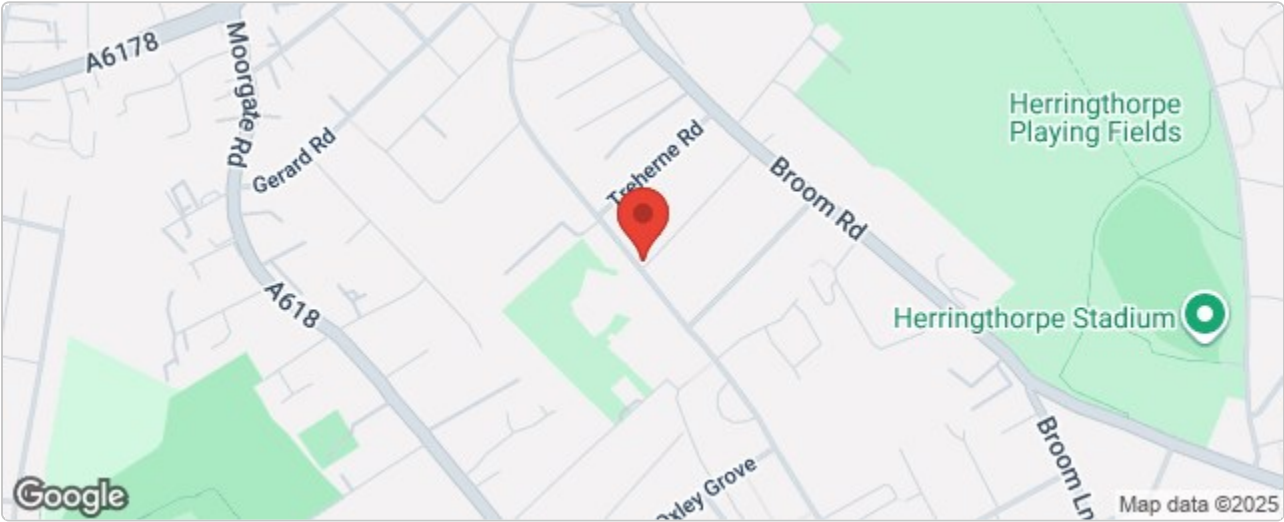


Energy Efficiency Graph



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



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# Key Points

Situated within this ever popular location is this traditional three bedroom semi detached property offered with no onward vendor chain. Hosting Upvc double throughout, electric wall mounted storage heating and gardens of good extent. With off road parking provided via the driveway an early inspection is thoroughly recommended.

- No Onward Vendor Chain
- Three Bedroom Semi
- Popular Location
- Nearby Schooling
- Town Centre within walking

## About This Property

### Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

### Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Electric Storage Heaters

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

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.

### Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

### Lounge 14'6" x 11'3" (4.42 x 3.45m)

With a front facing upvc bay window, storage heater, decorative coving to the ceiling and the focal point of the room being the feature fireplace.

### Dining Room 11'3" x 10'0" (3.43 x 3.06m)

With rear facing upvc window and wall mounted storage heater.

### Kitchen 7'1" x 9'10" (2.18 x 3.02m)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with side entrance door entering the covered outbuilding entrance.

### Outbuildings

Covered access with front and rear upvc entrance doors.

### Principal Bedroom 11'2" x 11'11" (3.42 x 3.65)

With front facing upvc window and storage heater.

### Bedroom Two 9'11" x 11'4" (3.04 x 3.46m)

With rear facing upvc window and storage heater.

### Bedroom Three 7'2" x 8'2" (2.20 x 2.50m)

With front facing upvc window and storage heater.

### Shower Room

With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External

With driveway providing off road parking, there are family friendly gardens to the rear, with paved patio area.

