merryweathers
Est. 1832









56 Symonds Avenue, Rawmarsh, Rotherham, S62 7LP

£130,000

An exceptionally well-presented and appointed TWO BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. The property offers gas central heating from a combi boiler and uPVC double glazing together with a re-fitted Kitchen and Conservatory. The accommodation briefly comprises: Hall, through Lounge/Dining Room, fitted Kitchen with integrated appliances, Sitting Room/Snug, Conservatory, two double Bedrooms, Shower Room and W.C.
To one side of the property is a single Garage with additional off-road parking.

HALL
With uPVC entrance door and tiled floor

LOUNGE/DINING ROOM 21'9" x 10'8" (6.64 x 3.26)




With feature 'Adam' style fireplace surround and radiator. uPVC window and double doors, laminate flooring

KITCHEN 10'7" x 8'9" (3.24 x 2.67)




Re-fitted with a range of high gloss finish base and wall units incorporating an inset stainless steel sink and monobloc tap. Integrated electric hob and oven with high level extractor. Built-in fridge/freezer, dishwasher and washing machine. Corner carousel unit and pull out pan drawers. Radiator, uPVC window and polished tiled floor

SITTING ROOM/SNUG 10'9" x 8'9" (3.28 x 2.67)




With radiator, laminate floor and bespoke Oak bench with storage beneath. Re-fitted high quality Oak staircase with cupboards beneath. uPVC double doors open into the Conservatory

CONSERVATORY 8'10" x 6'6" (2.7 x 2)



Having uPVC windows and door, radiator and laminate flooring

LANDING
With loft hatch

BEDROOM ONE 15'1" x 8'10" (4.62 x 2.7)



With radiator, laminate floor, uPVC window and built-in wardrobe with additional storage cupboard

BEDROOM TWO 12'0" x 12'7" (3.68 x 3.85)



Having two built-in wardrobes (one housing the 'Worcester' gas combi boiler) radiator, uPVC window and laminate flooring

SHOWER ROOM 4'9" x 5'5" (1.45 x 1.67)



With walk-in shower enclosure and vanity wash basin, radiator and uPVC opaque window

SEPARATE W.C. 2'7" x 5'5" (0.8 x 1.67)

With W.C. and uPVC opaque window

OUTSIDE



Wrought iron gates open onto a paved drive with access to the single Garage

MATERIAL INFORMATION

Council Tax Band A
Tenure Freehold
Property Type Semi-detached House
Construction type Concrete
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 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 to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
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.

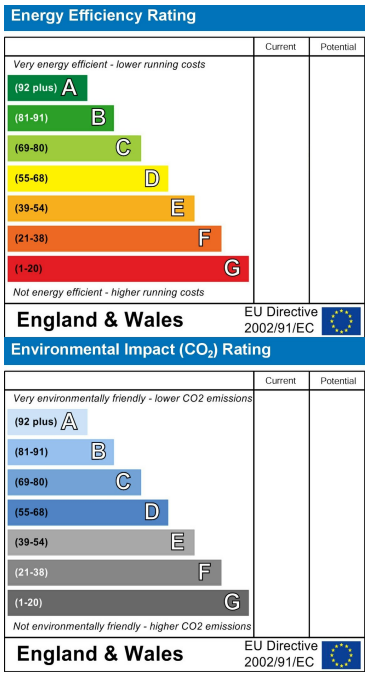
Floor Plan



Area Map



Energy Efficiency Graph



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