



2 Stringers Croft, Whiston, Rotherham, S60 4DE

Offers In The Region Of £135,000

A viewing is recommended of this well maintained three bedroomed town house. Comprising of open plan kitchen dining area, lounge, conservatory, three bedrooms and bathroom. Garden to front and rear.

Communal Carparking space and parking to front of property. Located in Whiston, a popular area of Rotherham with access to local amenities, Schools and Transport facilities to Rotherham, Meadowhall and Motorways.

Entrance Porch

With front facing UPVC entrance door gives access to entrance hallway.

Entrance Hallway

With timber glazed door giving access to hallway, laminate flooring, central heating radiator, doors leading to lounge, kitchen and ground floor W.C. and spindle staircase rising to first floor.

Ground floor W.C.

With low flush W.C. and pedestal hand wash basin.

Lounge 11'1 x 14'5 (3.38m x 4.39m)



Front facing UPVC double glazed window, central heating radiator. Laminate flooring and Fire Surround.

Dining Kitchen 11'11 x 17'7 (3.63m x 5.36m)



Rear facing UPVC double glazed window, Contemporary kitchen fitted with range of wall, base, drawer units with integrated appliances including range cooker, fridge and dishwasher. Space and plumbing for washing machine. Central heating radiator, laminate flooring and UPVC double glazed door open to conservatory.

Conservatory 14'11" x 12'3" (4.56m x 3.75m)



Rear Conservatory with twin doors leading from the dining/ kitchen to conservatory with double glazed windows and double glazed french doors, off the conservatory there is a built-in storage cupboard and a further useful storage cupboard which provides plumbing for automatic washing machine.

Bedroom One 12'11" x 9'7 (3.94m x 2.92m)



Front facing UPVC double glazed window and central heating radiator.

Bedroom Two 13'5 x 9'1 (4.09m x 2.77m)



Rear facing UPVC double glazed window and central heating radiator.

Bedroom Three 7'10" x 9'5" (2.40m x 2.88)



Front facing UPVC double glazed window and central heating radiator.

Bathroom 7'5" x 6'4" (2.28m x 1.95m)



Fitted with white three piece suite, comprising of panel bath with shower above, vanity unit hosting W.C. and wash hand basin. Rear facing UPVC double glazed window and central heating radiator.

Outside



Front small garden laid to lawn, with path leading to front door. To the rear is a low maintenance garden with outbuildings, which have power and lighting and

plumbing for washing machine. Communal Carparking space.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed town house.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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 road parking and communal parking space.

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.

Floor Plan



TOTAL: 108.7 m² (1,170 sq.ft.)

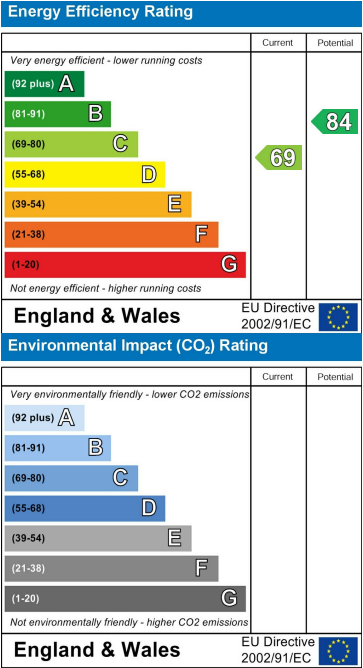
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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



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

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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