



82 St. Marys View, Rotherham, S61 4NJ

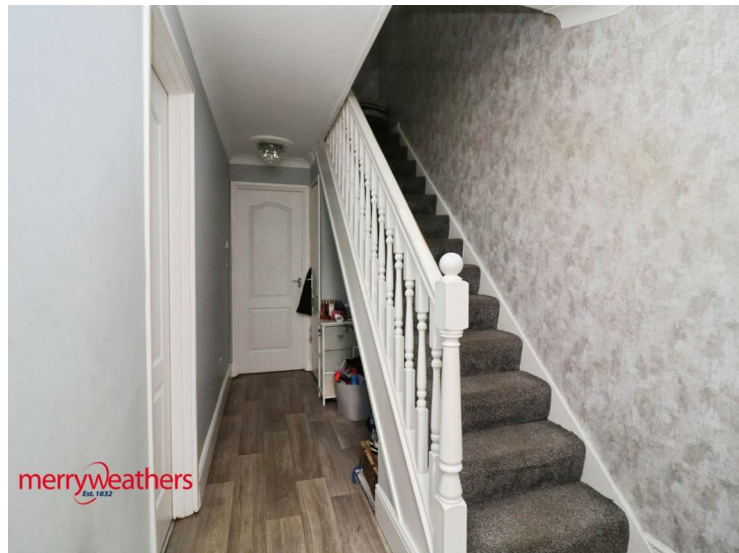
**£140,000**

A three bedroom mid-town house located in a popular suburb and ideally suited to the first time buyer, The property offers gas central heating, uPVC double glazing, fitted Dining Kitchen and ample car parking space.

The accommodation comprises: Hall with Cloakroom, Lounge, spacious Dining Kitchen, three Bedrooms and Bathroom. Gardens to front and rear.



## HALL



With uPVC door, radiator and Cloaks cupboard

## CLOAKROOM

With W.C., wash basin, radiator and uPVC opaque window

**LOUNGE 15'8" x 10'9" (4.78 x 3.28)**



With uPVC door and window, 'Adam' style fireplace surround and radiator

## DINING KITCHEN



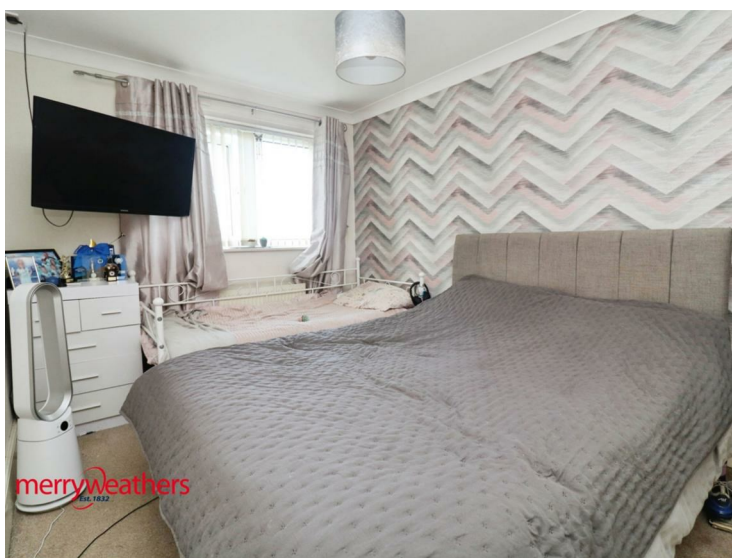
Having a range of fitted base and wall units and contrasting work tops with stainless steel sink, integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and uPVC window

## LANDING



With storage cupboards

**FRONT BEDROOM 9'5" x 12'2" (2.88 x 3.73)**



With radiator, uPVC window and built-in wardrobes

**REAR BEDROOM 9'4" x 12'7" (2.87 x 3.85)**



With radiator, uPVC window and built-in wardrobes

**REAR BEDROOM THREE 6'0" x 9'11" (1.85 x 3.03)**

With radiator and uPVC window

**BATHROOM 6'2" x 6'6" (1.89 x 2)**



With white suite comprising a panelled bath with mixer tap shower and scree, W.C. and wash hand basin, heated towel rail and uPVC opaque window.

**OUTSIDE**



**MATERIAL INFORMATION**



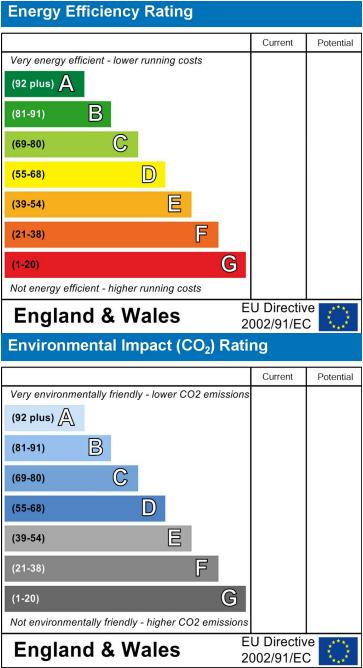
Floor Plan



Area Map



Energy Efficiency Graph



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.

[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

