merryweathers
Est. 1832

13 Lindley Street, Eastwood, Rotherham, S65 1RS

Offers In The Region Of £82,500

A viewing is recommended of this well maintained two bedroomed mid terraced, sold with tenant in situ. Ideal for investors/ Buy to let. Comprising of lounge, dining room, kitchen, two bedrooms and bathroom. With on road parking to front and rear yard.

Lounge 23'2" x 10'5" (7.08m x 3.18m)

UPVC entrance door opens to lounge, with UPVC front window and central heating radiator. Door opens to small hallway.

Hallway

Stairs rise to first floor and door opens to dining room.

Dining Room 11'6" x 11'3" (3.52m x 3.45m)

Rear UPVC window, central heating radiator, door to cellar, door opens to kitchen.

Kitchen 10'1" x 6'6" (3.08m x 2.00m)

Wall and base units with work surfaces, rear and side UPVC windows, and side UPVC door. Space for washing machine and cooker.

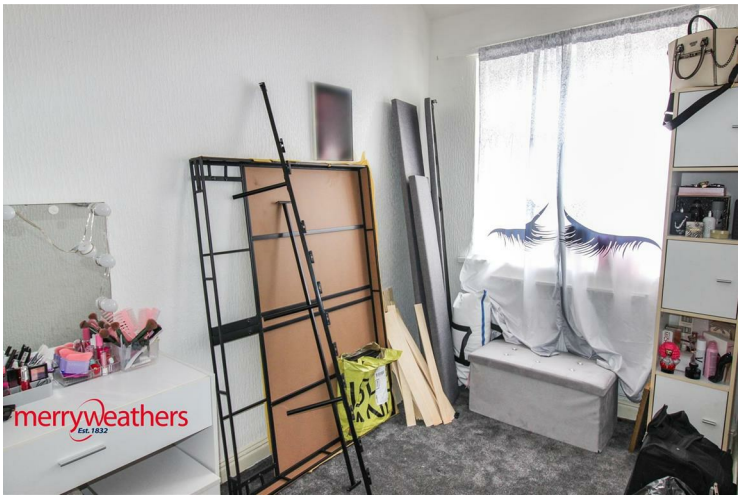
First floor

Stairs rise to first floor landing with doors leading to bedrooms and bathroom.

Bedroom One 11'8" x 10'6" (3.56m x 3.21m)

Front UPVC window and central heating radiator.

Bedroom Two 11'7" 6'1" (3.54m 1.86m)



Rear UPVC window and gas central heating.

Bathroom 8'5" x 5'1" (2.59m x 1.56m)

Fully tiled Modern bathroom suite in white, comprising of bath with overhead shower, low flush W.C. and sink. Rear UPVC window.

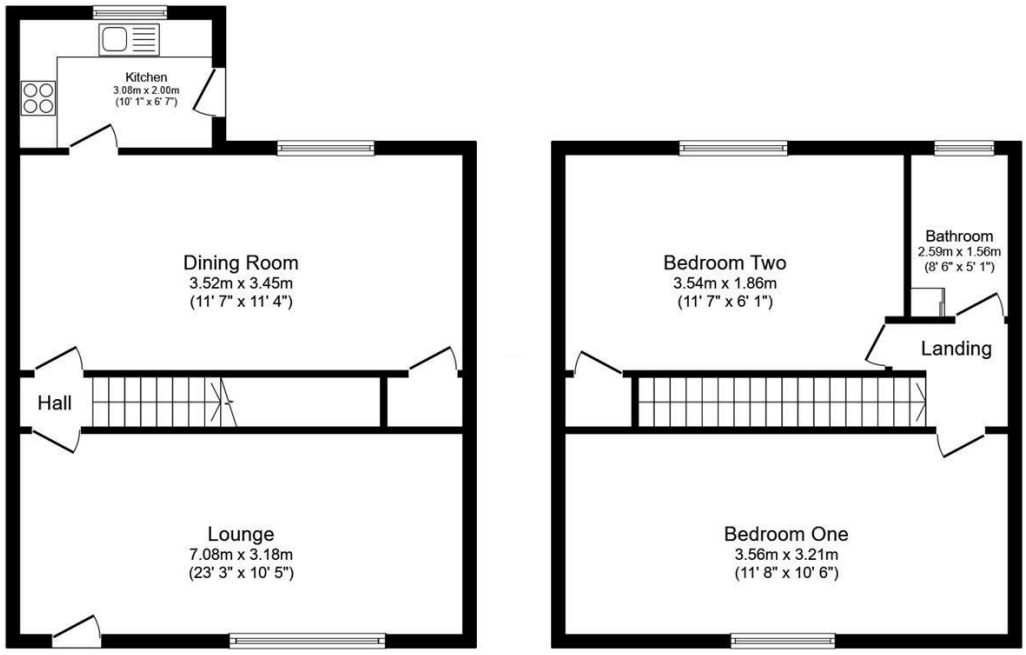
Outside

On road parking to front and yard to rear.

Material Information

Council Tax Band A
Tenure Leasehold
Property Type Two bedroomed mid terraced.
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: None
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



Ground Floor
Floor area 60.9 sq.m. (655 sq.ft.)

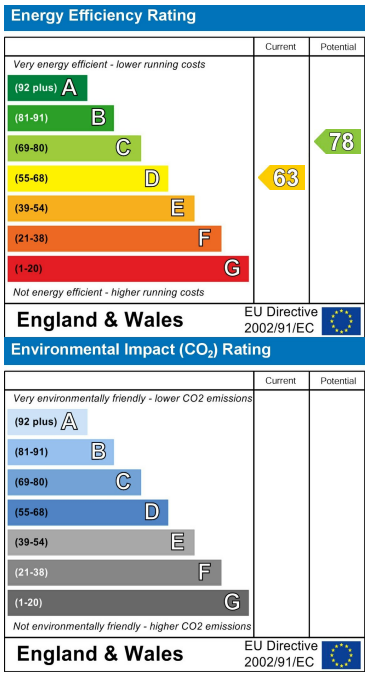
First Floor
Floor area 54.2 sq.m. (584 sq.ft.)

Total floor area: 115.1 sq.m. (1,239 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

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.

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