merryweathers
Est. 1832









31 Pembroke Street, Kimberworth, Rotherham, S61 2LY

£100,000

A three bedroom mid-terrace passage house, offered for sale with no upward chain which maybe of particular interest to investors .

The property, which has both gas central heating and uPVC double glazing enjoys a convenient location, being only 5 minutes drive from Rotherham town centre, Meadowhall and the M1 intersection.

The accommodation comprises: Lounge, separate Dining Room with Cellar, Kitchen. There are three first floor Bedrooms and a Wet Room.

There is on-street car parking and a garden to the rear.

LOUNGE 12'3" x 11'10" (3.75 x 3.63)



With uPVC entrance door and window, radiator

INNER LOBBY

With staircase

DINING ROOM 12'3" x 13'1" (3.75 x 4)





With gas fire/central heating back boiler, built-in storage cupboards to one side of the chimney breast, radiator and uPVC rear window. A storage cellar housing the meters leads off

KITCHEN 7'2" x 7'10" (2.2 x 2.4)



With worktop and wall-mounted cupboards, uPVC rear window and door to the garden

LANDING

FRONT BEDROOM 8'2" x 8'10" (2.5 x 2.7)



With radiator and uPVC window

FRONT BEDROOM 6'10" x 11'9" (2.1 x 3.6)



With radiator, uPVC window and built-in cupboard housing the loft access

REAR BEDROOM 5'6" x 12'9" (1.7 x 3.9)



With radiator, uPVC window built-in cupboard

WETROOM 5'10" x 10'1" (1.78 x 3.08)



With electric shower, pedestal wash basin and W.C. Radiator, uPVC opaque window and airing cupboard

OUTSIDE





On-street parking to the front and small garden. To the rear is a brick store place with garden shed beyond which is the lawn.

MATERIAL INFORMATION

Council Tax Band A
Tenure Freehold
Property Type Mid-terraced passage House
Construction type Brick
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 On-street
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.

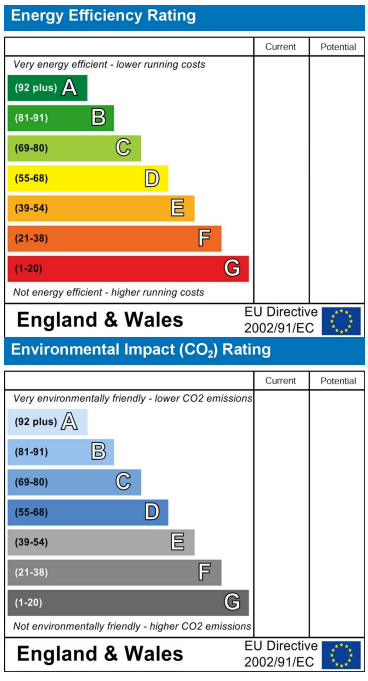
Floor Plan



Area Map



Energy Efficiency Graph



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