



24 Coleridge Road, Rotherham, S65 1LG

**Asking Price £125,000**

This three-bedroom semi-detached house is **\*\*for sale\*\*** in Rotherham and offers a practical layout with good potential for a buyer prepared to undertake some TLC and refurbishment.

The ground floor provides two reception rooms, giving flexibility for use as a living room and separate dining or family room. The current configuration allows for distinct living and entertaining areas, suited to a range of household needs. The property includes one bathroom serving the three bedrooms on the upper floor.

Located in Rotherham, the house benefits from access to the town's range of shops, supermarkets, and amenities in and around the town centre. Clifton Park, with its open green spaces, museum and leisure facilities, is within convenient reach and offers opportunities for walking, recreation and family visits. Rotherham also provides a choice of primary and secondary schools, making the area suitable for those requiring access to local education.

Public transport connections are available via Rotherham Central railway station, which offers services to Sheffield, Doncaster and Leeds. Journey times to Sheffield are typically around 15 minutes by train, providing access to a broader range of employment, retail and leisure options. Local bus routes operate across Rotherham and surrounding districts, linking residential areas with the town centre and nearby communities.

This semi-detached three-bedroom house represents an opportunity for buyers looking to improve and personalise a property in an established residential area of Rotherham.

### Entrance

Having a door leading into the lounge:

**Lounge 12'0" x 13'5" (3.68 x 4.11)**



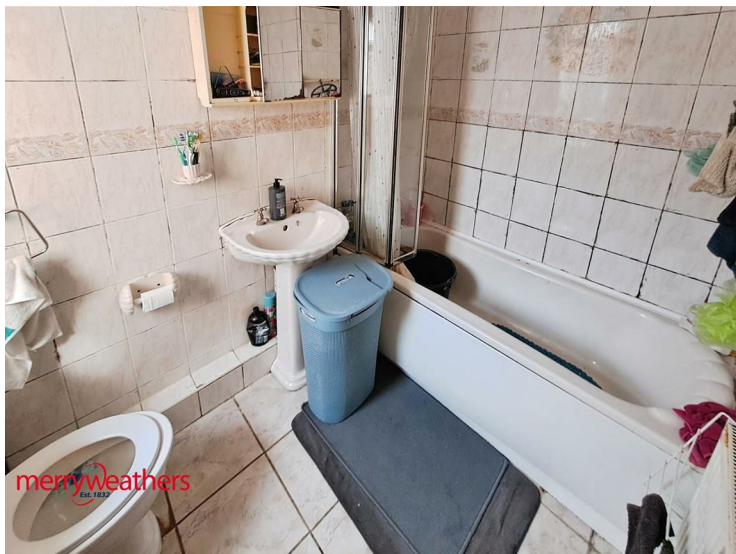
With a fire surround and inset gas fire. A window overlooking the front elevation and a radiator.

**Dining Kitchen 12'8" x 6'9" (3.88 x 2.06)**



Having wall and base units with a sink unit, gas cooker point, space for washing machine, patio doors leading to the rear garden and a further door leading to the rear side porch.

**Bathroom 5'6" x 7'8" (1.68 x 2.34)**



With a panelled bath and shower, hand wash basin and low flush w.c, a radiator and a double glazed window.

### Side Porch

With timber glazed door.

### First Floor Landing

With a window.

**Bedroom One 12'8" x 9'1" (3.88 x 2.79)**



Having a window, a radiator, fitted wardrobe with sliding doors and a storage cupboard.

**Bedroom Two 7'8" x 10'9" (2.34 x 3.28)**



Having a window and a radiator.

**Bedroom Three 8'5" x 7'8" (2.59 x 2.36)**

A window with a radiator.

## Outside



To the front of the property is a garden area with a driveway. To the rear is a garden area which is tiered with shrub borders.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

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

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

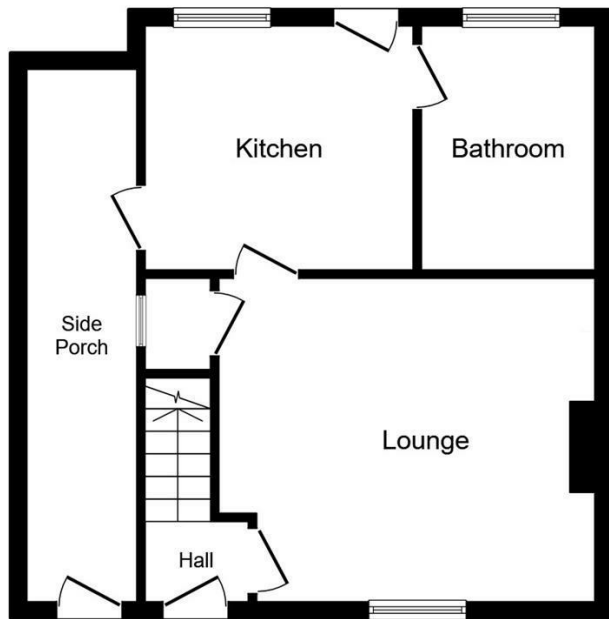
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

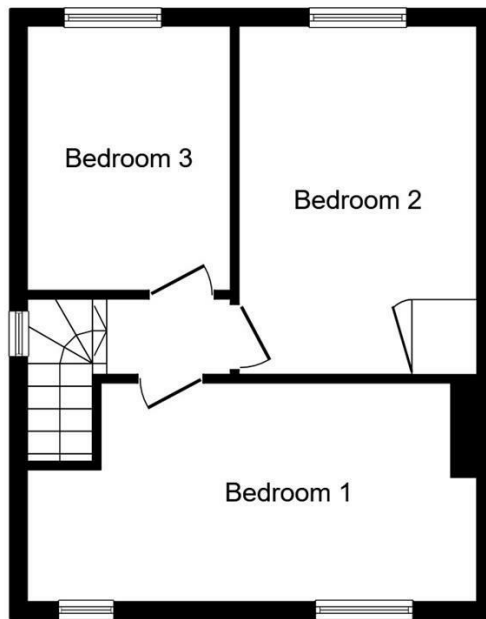
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

## Floor Plan



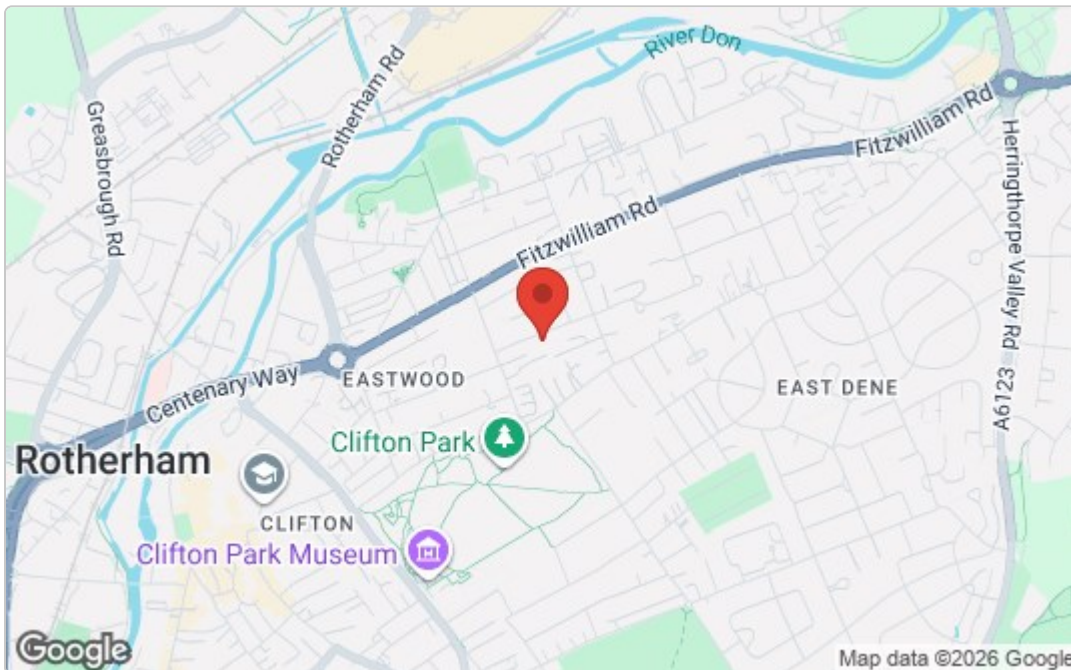
Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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