merryweathers
Est. 1832













20 Hadrian Road, S60 5DZ

## Price Guide £200,000

GUIDE PRICE £200,000 TO £210,000. WELL MAINTAINED THROUGHOUT. IDEALLY LOCATED FOR SCHOOLS, LOCAL AMENTIES, MEADOWHALL, ROTHERHAM, SHEFFIELD AND MOTORWAY NETWORKS. A viewing is recommended of this well maintained three bedroomed semi detached located within a quiet cul de sac. Comprising of entrance porch, lounge, dining/ kitchen fitted with electric oven, hob and extractor fan with breakfast bar. First floor with bathroom suite and three bedrooms. Outside front paved driveway and side drive to detached garaage. Rear gated access to well maintained rear garden with patio areas. Located within a sought after area of Brinsworth with transport networks to Rotherham, Sheffield, Meadowhall and within walking distance to local Schools and amenities.

## Entrance Porch

UPVC front door opens to entrance porch with side UPVC window, door leading to lounge and stairs rising to first floor.

## Lounge 11'10" x 13'5" (3.62m x 4.10m)




Front UPVC bay window and gas central heating radiator. Double glazed double doors leading into the dining/ kitchen. Understairs cupboard.

## Dining/ Kitchen 14'11" x 10'4" (4.56m x 3.17m)






Comprising white wall and base units with integrated electric oven, hob and extractor fan. Breakfast bar with space for seating, storage cupboards underneath and a large sink station unit combines a spacious basin with integrated storage cabinets, customized with mixer taps. Partial tiling and stainless steel splashback to hob. Rear UPVC double glazed patio doors and rear UPVC double glazed window. Gas central heating radiator.

## First Floor

First Floor landing witb loft access, side UPVC double glazed window, gas central heating radiator and door leading to bedrooms and bathroom. Storage cupboard.

## Bedroom One 10'10" x 8'3" (3.31m x 2.53m)



Front UPVC double glazed window and gas central heating radiator.

## Bedroom Two 9'2" 8'8" (2.80m 2.66m)



Rear UPVC double glazed window and gas central heating radiator.

## Bedroom Three 8'0" x 6'6" (2.45m x 2.00m)



Front UPVC double glazed window and gas central heating radiator.

## Bathroom 6'1" x 6'1" (1.87m x 1.86m)

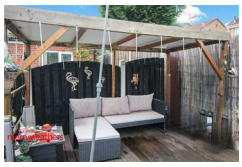


Rear UPVC double glazed window, heated towel rail, white suite comprising of bath with shower over with screening, vanity unit housing low flush W.C. wash hand basin and storage. Partial tiling

## Garage

Drive leads to detached garage with power and lighting

## Outside

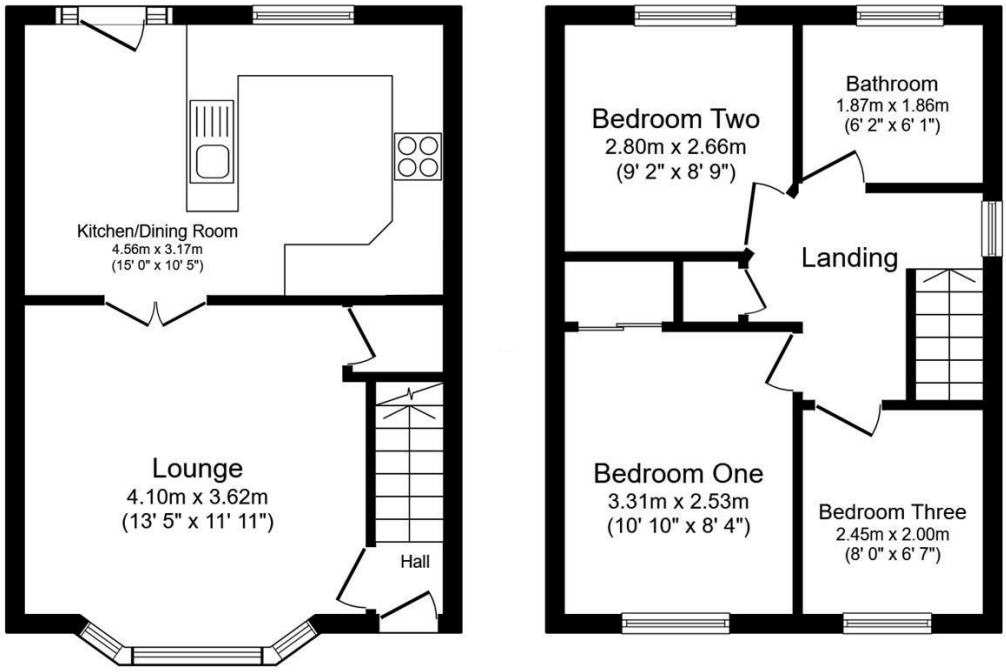




Paved drive to front providing ample off road parking. Drive to side leads to detached garage. Side gate opens to rear enclosed garden with patio areas, shrubs and fencing.

## Material Information

Council Tax Band A
Tenure FREEHOLD
Property Type : THREE BEDROOMED SEMI DETACHED
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
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 & GARAGE
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.
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



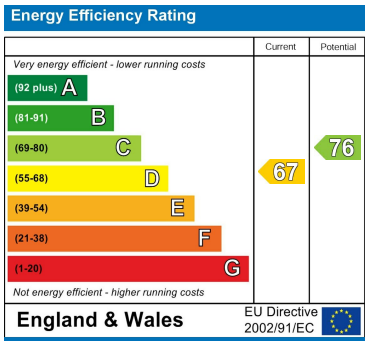

Total floor area: 68.3 sq.m. (736 sq.ft.)

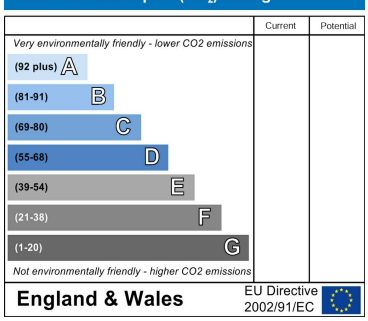
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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