



28 Aldred Street, Rotherham, S65 2AL

**Asking Price £140,000**

OFFERED WITH NO CHAIN, is this spacious four bedroom terrace property, situated close to the town centre amenities and transport networks. This property would be ideal for a variety of buyers and would ideally suit someone looking for spacious accommodation throughout.

## **Entrance Hall**

Property is accessed through a double glazed door.

## **Lounge**

Having a double glazed window and a radiator.

## **Dining Room**

Having a radiator.

## **Kitchen**

Having a range of wall and base units with a sink unit, with a space for a cooker, washing machine and fridge, tiled to splash back areas, a double glazed window and a door leading into the garage.

## **First Floor Landing**

Storage cupboard.

## **Bedroom One**

Having a window with a radiator.

## **Bedroom Two**

Having a window with a radiator.

## **Bedroom Three**

Having a window with a radiator.

## **Bedroom Four**

Having a window with a radiator.

## **Bathroom**

Having a panelled bath with hand wash basin, low flush w.c, a heated towel rail, tiled floor and a double glazed window.

## **Outside**



To the front of the property is a small forecourt buffer garden. To the rear of the property is a lawned enclosed garden area.

## **Material Information**

Council Tax Band A

Tenure Freehold

Property Type Terrace 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 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

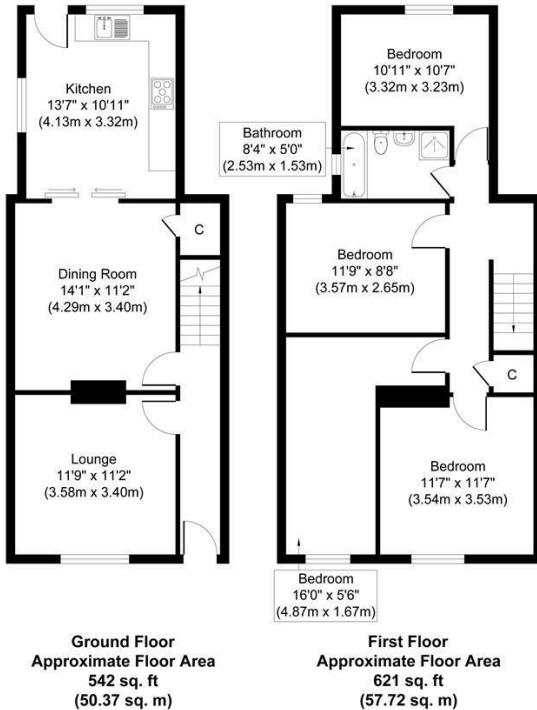
Accessibility features N/A

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.

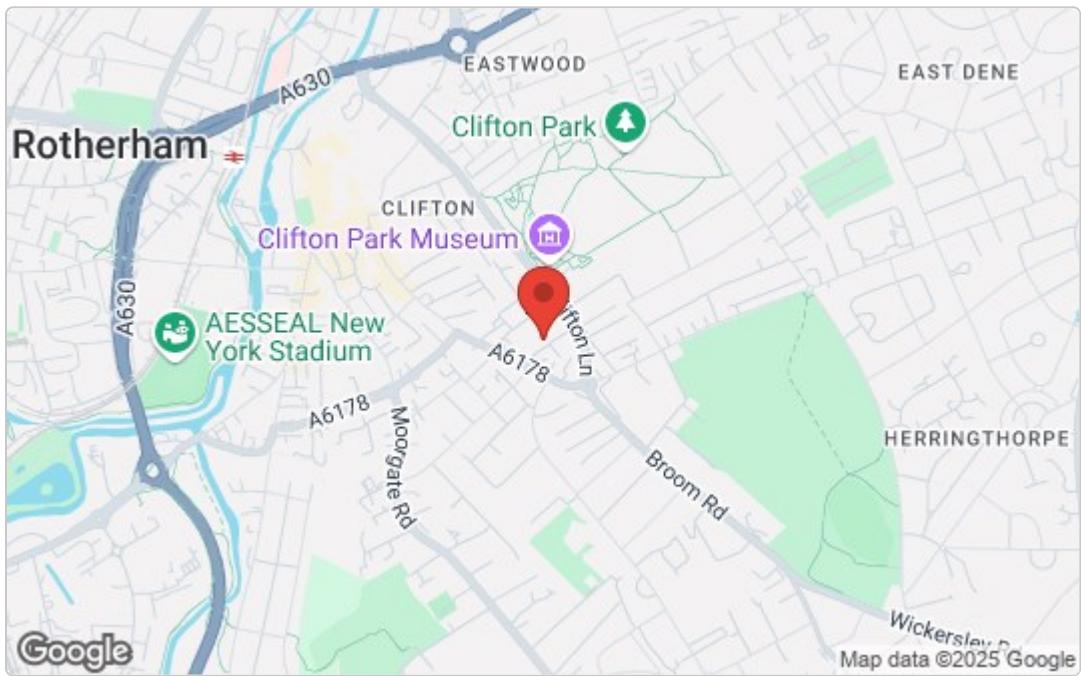
<https://www.groundstability.com/public/web/home.xhtml>

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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			
England & Wales		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			
England & Wales		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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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