



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



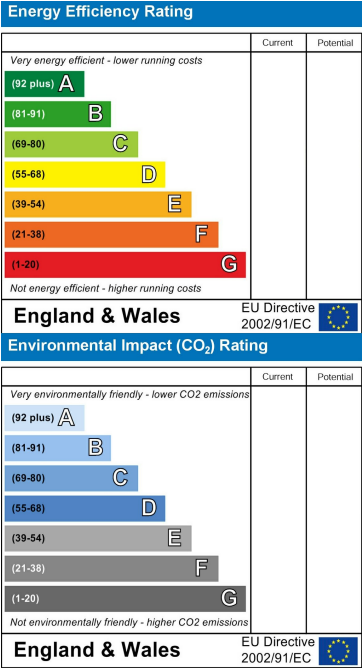
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should 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.  
Copyright V360 Ltd 2024 | www.houseviz.com

Area Map



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.

Energy Efficiency Graph



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

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

