merryweathers
Est. 1832

37 Lowfield Avenue, Greasbrough, Rotherham, S61 4PE

£230,000

Located in the ever popular village of Greasbrough this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE offers extremely spacious and well-appointed accommodation and occupies a CORNER PLOT WITH POTENTIAL TO DEVELOP, subject to the necessary planning consents.
The present owners have undertaken an exhaustive course of improvement and modernisation which will become apparent at the time of inspection. The accommodation offers gas central heating, uPVC double glazing, fitted Kitchen and four Bedrooms (with En-Suite to the master)

HALL
With uPVC door, radiator and laminate flooring

LOUNGE 15'10" x 10'9" (4.84m x 3.3m)

With front facing uPVC window and radiator beneath, laminate flooring

LIVING ROOM EXTENSION 25'11" x 9'6" (7.9m x 2.9m)

With front facing uPVC window, radiator and uPVC rear door and window overlooking and opening into the garden

DINING KITCHEN 19'2" x 7'11" (5.85m x 2.43m)

With fitted base units and contrasting work surfaces and inset stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side and additional uPVC window. 'Rangemaster' cooker, space and plumbing for washing machine, radiator and under stairs Pantry

UTILITY ROOM 6'4" x 5'8" (1.94m x 1.73m)
With wall-mounted 'Worcester' gas combination boiler, radiator and uPVC window.

LANDING

BEDROOM ONE 18'8" x 9'6" (5.7m x 2.9m)

With rear facing uPVC window and radiator

EN SUITE 5'8" x 6'9" (1.73m x 2.07m)

Having a shower cubicle, pedestal wash basin and W.C. Tiling to the walls, radiator and uPVC opaque window

FRONT BEDROOM TWO 12'0" x 10'9" (3.66m x 3.3m)

With radiator, uPVC window and cupboard

REAR BEDROOM THREE 12'9" x 8'0" (3.9m x 2.44m)

With radiator and uPVC window

REAR BEDROOM FOUR 6'5" x 5'7" (1.97m x 1.71m)

With radiator and uPVC window

BATHROOM 11'7" x 7'4" (3.55m x 2.26m)

Comprising a panelled bath, pedestal wash basin, W.C. and shower cubicle, radiator, two uPVC opaque windows and extractor fan.

OUTSIDE

The property occupies a substantial corner plot with the potential to develop the rear garden (subject to the necessary planning and building consents). The garden is primarily lawned with a flagged patio and raised beds and borders.
Double gates accessed from Cross Street South South open onto a double width hardstanding and the single Garage with Caravan space to one side.

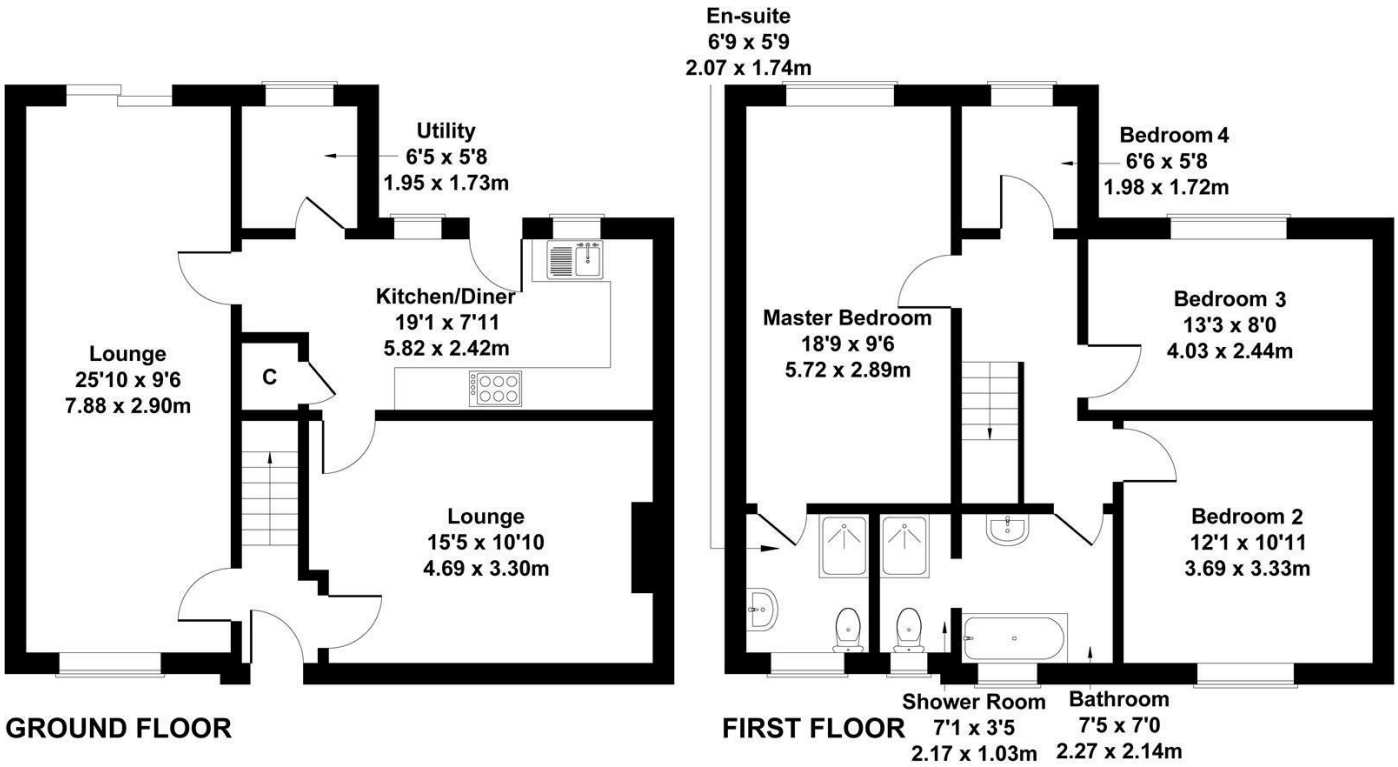
MATERIAL INFORMATION

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 - Drive and 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 to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

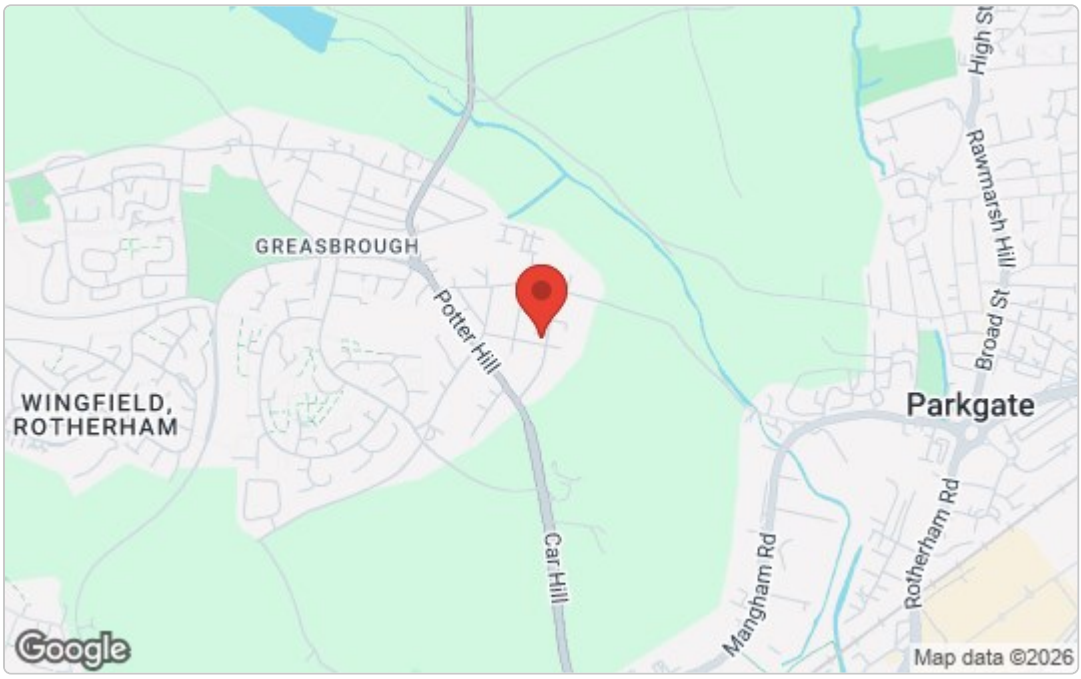
37 Lowfield Avenue, Greasbrough, S61 4PE

Approximate Gross Internal Area
1324 sq ft - 123 sq m

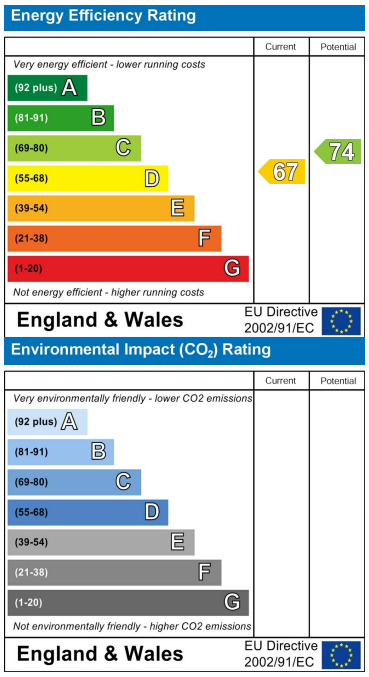


Floor plans are for identification purposes only. All measurements are approximate.

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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