



22 Blyth Avenue, Rawmarsh, Rotherham, S62 7AU

**Price Guide £140,000**

## PRICE GUIDE £140,000 TO £150,000 ## An ideal opportunity to acquire a three bedoomed semi detached suitable for first time buyers or investors. VIEWING RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION. OFFERED WITH NO VENDOR CHAIN. Comprising of large lounge/ dining room, kitchen, three bedroom and a bathroom. Shared driveway leads to detached garage to rear with good sized garden.

## Entrance Hallway

UPVC entrance door leads to hallway, with doors leading to utility room, lounge/ dining room, kitchen and stairs rising to first floor.

## Lounge/ Dining Room 23'4" x 12'0" (7.12m x 3.66m)



Large lounge/ Dining Room, with rear UPVC patio doors leading to rear garden, front UPVC window, two central heating radiators.

## Utility Room

Providing extra storage space with UPVC window.

## Kitchen 9'9" x 7'10" (2.98m x 2.41m)



With wall and base units, and work surfaces, housing oven, hob and extractor fan. Kitchen sink, space for washing machine and fridge/ freezer. Side UPVC window and rear UPVC door.

## First Floor

### First Floor Landing

Stairs rise to the floor landing, with side UPVC window, doors leading to bedrooms and bathroom, with loft access.

## Bedroom One 13'0" x 12'0" (3.98m x 3.67m)



Front bedroom with UPVC window and central heating radiator. With Small cupboard.

## Bedroom Two 11'2" x 9'11" (3.41m x 3.04m)



Rear bedroom with UPVC window and central heating radiator.

## Bedroom Three 9'10" x 7'11" (3.01m x 2.43m)



Front bedroom with UPVC window, central heating radiator and storage cupboard

## Bathroom 7'5" x 6'4" (2.28m x 1.95m)



Bathroom suite in white comprising of bath with overhead shower, sink and W.C. Heated towel rail and UPVC double glazed window.

## Outside



Gated front with shared driveway leading to rear detached garage, enclosed rear lawn and patio area.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomeed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: Shared driveway and detached 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.

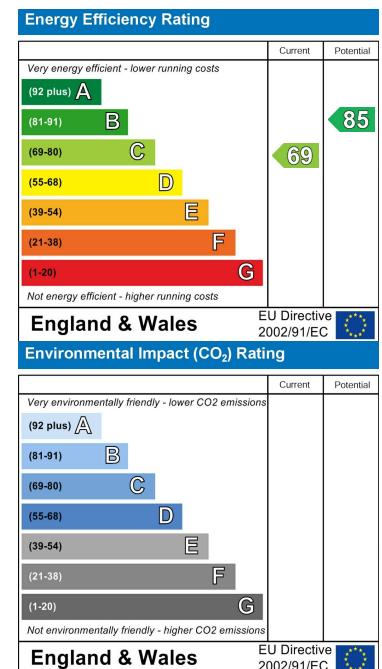
## Floor Plan



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

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