

39 Winlea Avenue, Brecks, Rotherham, South Yorkshire, S65 3JD

£290,000

A recently re-furbished THREE BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT and offered for sale with NO UPWARD CHAIN.

The Bungalow offers gas central heating from a combi boiler, uPVC double glazing, newly installed fitted Kitchen and Bathroom, Oak internal doors. The accommodation briefly comprises: Reception Hall, spacious Lounge, fitted Kitchen, three Bedrooms and family Bathroom.

There are gardens to all sides with an attached Garage and off-road parking.

Located only a moments walk from the local compliment of shops and facilities with a regular bus service to the Town Centre.

FRONT ENTRANCE HALL

With half glazed door

LOUNGE 12'11" x 12'5" (3.95 x 3.81)



With front facing window and radiator

KITCHEN 16'2" x 9'10" (4.95 x 3)



Newly fitted with a range of base and wall units incorporating an electric induction hob with oven beneath and high level extractor hood. Built-in dishwasher. Central island housing the stainless steel sink with cupboards beneath. Radiator, side facing window and half glazed rear door

FRONT BEDROOM 12'6" x 9'4" (3.82 x 2.85)



Having built-in mirror fronted wardrobes running the length of one wall, radiator and window

REAR BEDROOM 8'11" x 10'11" (2.72 x 3.33)



With radiator and window

REAR BEDROOM THREE 6'11" x 9'11" (2.13 x 3.03)

With radiator and window

BATHROOM 5'5" x 9'10" (1.66 x 3)



With newly installed white suite comprising a panelled bath with shower and screen, pedestal wash hand basin and W.C. Radiator and cupboard housing the gas combi boiler

OUTSIDE



Double wrought iron gates open onto the block paved drive leading to the attached Garage. with additional parking space. The lawned front garden continues to the side of the bungalow and a paved patio to the rear.

MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Detached bungalow

Construction type Brick

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 & 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.

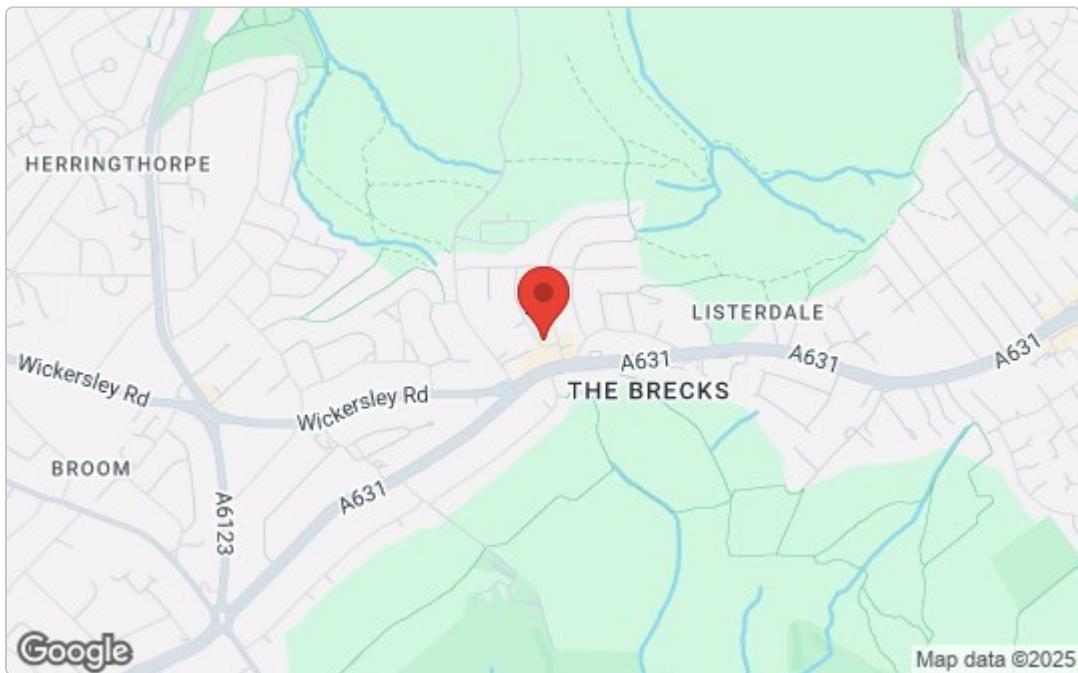
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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