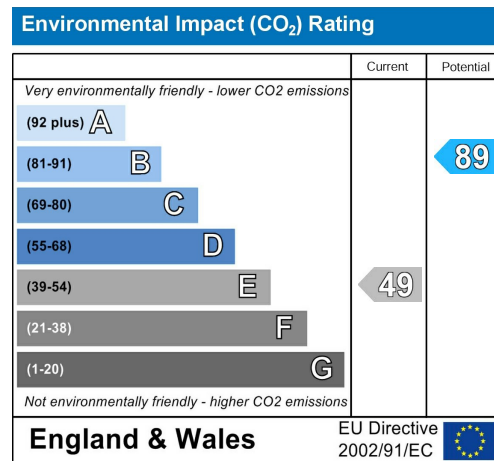
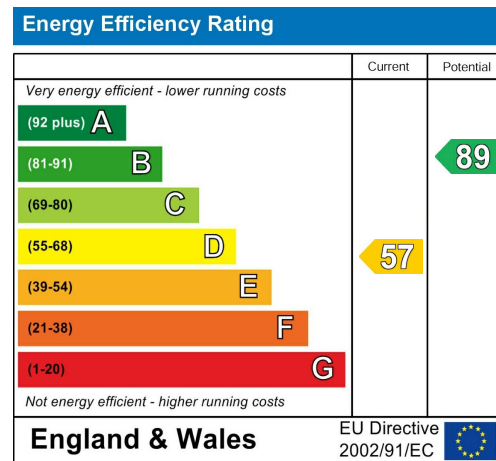
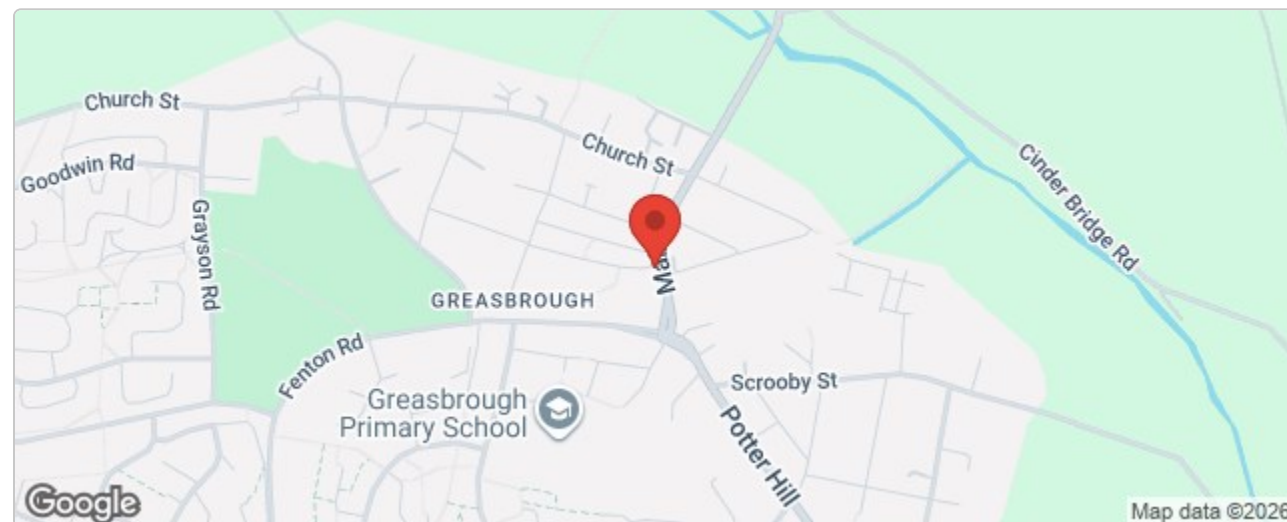


## Energy Efficiency Graph



## 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.



## Interested in selling with Merryweathers?

## 1 New Street, Greasbrough, Rotherham, South Yorkshire, S61 4ET

### Guide Price £125,000

Get in touch with your local office today on 01709 311190 or visit our website [Merryweathers.co.uk](http://Merryweathers.co.uk) for a free valuation.

# Key Points

GUIDE PRICE £125,000 - £130,000. Merryweathers are delighted to offer for sale this beautiful two bedroom cottage, full of character located within this sought after village location. This two bedroom end stone cottage benefits from gas fired central heating and double glazing. This property holds a unique section of land ideal for car parking

- CHARACTER STONE COTTAGE
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING FROM COMBI BOILER
- 'L' SHAPED LIVING/SITTING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- LARGE BATHROOM
- POPULAR VILLAGE LOCATION

# About This Property

## LIVING ROOM 19'4" x 11'10" (5.91 x 3.63)

With uPVC window overlooking the green with radiator beneath. Raised decorative fireplace and exposed ceiling beam. Two stairs rise to the communicating open plan sitting area.

## SITTING AREA 10'9" x 6'3" (3.28 x 1.92)

With uPVC picture window and uPVC entrance door opening onto Main Street. Small under stairs storage cupboard and stairs to the first floor.

## KITCHEN 11'7" x 8'5" (3.54 x 2.58)

Recently renovated with grey fitted base and wall units and contrasting work surfaces. Inset resin sink beneath the uPVC window with uPVC entrance door to one side. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and cupboard housing the 'Ideal' gas combination boiler.

## FIRST FLOOR LANDING

Providing access to:-

## BEDROOM ONE 11'11" x 11'7" (3.65 x 3.55)

Is a double bedroom with radiator, uPVC window and exposed beam.

## BEDROOM TWO 16'8" x 6'5" (5.1 x 1.97)

Is a single bedroom with uPVC window, radiator and exposed beam.

## BATHROOM 8'8" x 8'5" (2.66 x 2.57)

Comprising of a panelled bath with shower, pedestal wash hand basin and W.C. Radiator, uPVC opaque window and exposed ceiling beam.

## OUTSIDE

There is on street parking available.

## Material Information

Council Tax Band A  
Tenure Freehold  
Property Type Cottage  
Construction type Stone 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>

