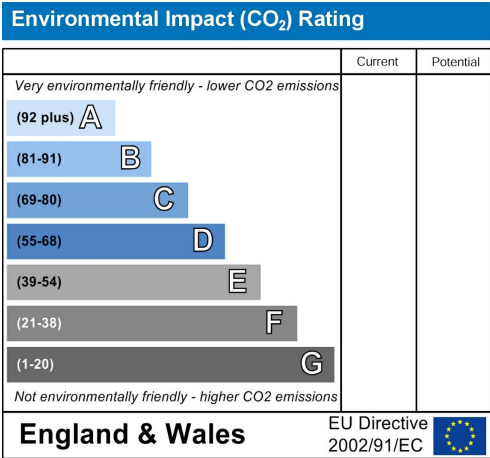
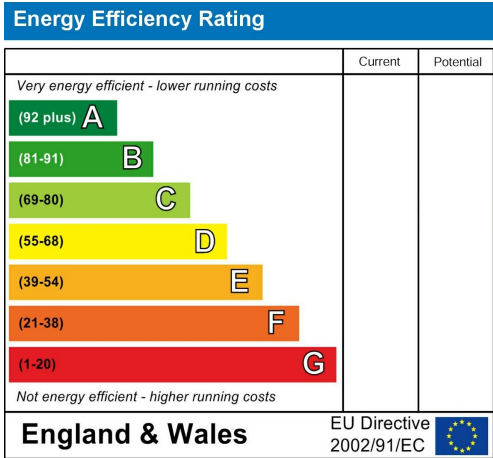


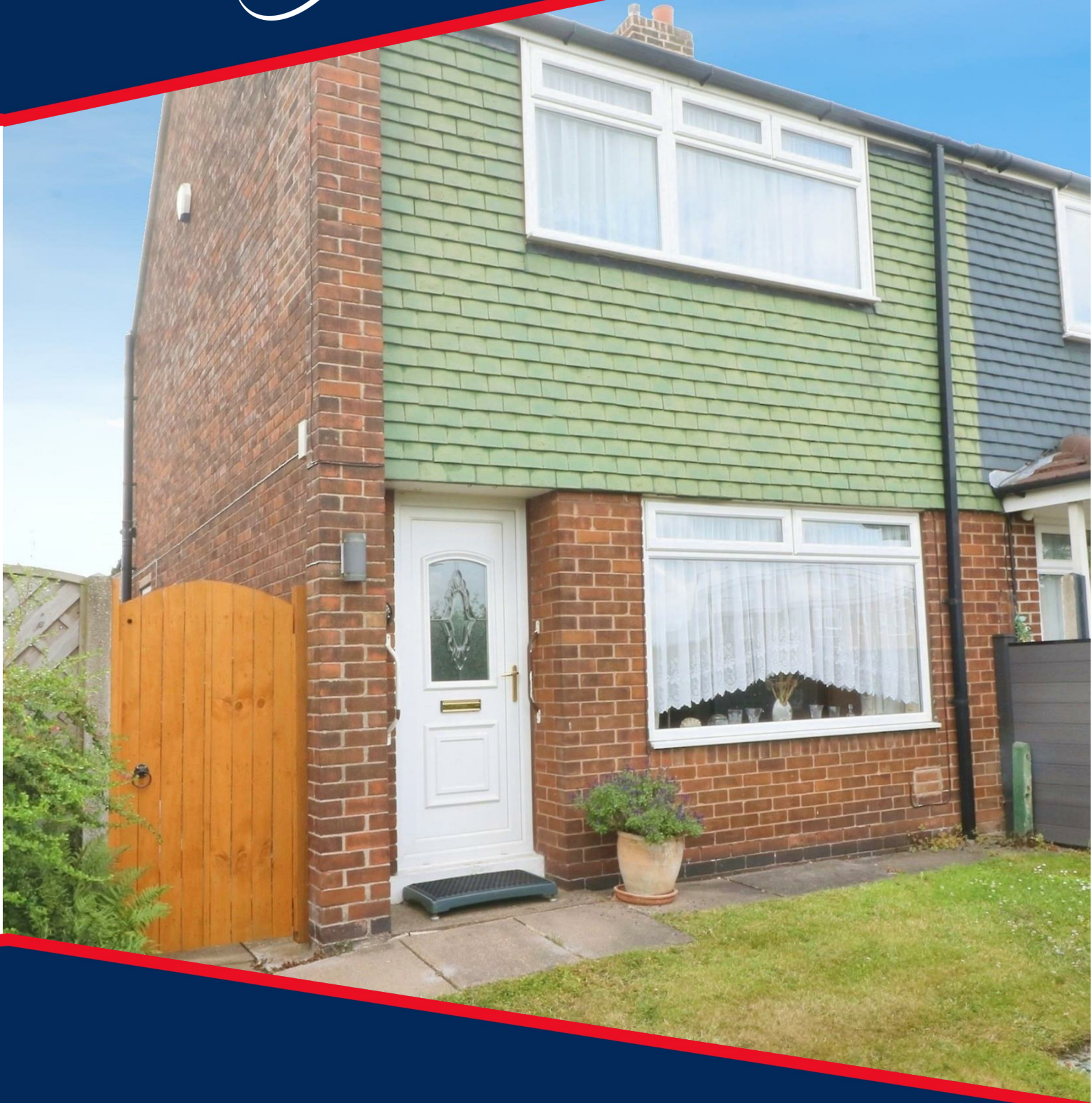
Energy Efficiency Graph



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.



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16 Thorogate, Rawmarsh, Rotherham,  
S62 7HT

Asking Price £160,000



# Key Points

Situated within this most convenient location, with nearby parade of shops and on a bus route is this three bedroom semi detached property. Having been owned from new by the current vendor, the property hosts upvc double glazing and recently refitted central heating system. Sold with immediate vacant possession and no onward vendor chain

- No Vendor Chain
- Three Bedroom Semi
- Bus Route available
- Nearby Parade of Shops

# About This Property

**Merryweathers**  
Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

**Material Information**  
Council Tax Band - A  
Tenure - Freehold  
Property Type - Semi Detached  
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 - Garage to the Rear  
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.

**Entrance Hallway**  
With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

**Lounge 11'0" x 17'0" (3.36 x 5.19m)**  
With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

**Dining Kitchen 6'11" x 15'1" (2.13 x 4.60m)**  
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with space and plumbing for an automatic washing machine and breakfasting area overlooking the rear garden.

**Principal Bedroom 8'8" x 14'4" (2.66 x 4.37m)**  
With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

**Bedroom Two 9'9" x 6'7" (2.98 x 2.03)**  
With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

**Bedroom Three 6'3" x 10'11" (1.93 x 3.34m)**  
With front facing upvc window and central heating radiator.

**Shower Room 6'2" x 5'0" (1.88 x 1.53)**  
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

**Garage**  
Secured by up and over garage door, accessed via service road.

**External**  
To the front and side are good size low maintenance gardens, with sitting area to the side. To the rear is again low maintenance with gated access to the garage and rear service road.

