merryweathers
Est. 1832









2 March Flatts Villas March Flatts Road, Thrybergh, Rotherham, S65 4HJ

Price Guide £150,000

GUIDE PRICE £150,000 TO £155,000. With spectacular views to rear. A viewing is recommended of this recently decorated two bedroomed mid town house with newly fitted kitchen, modern bathroom. Comprising of modern kitchen units, newly fitted electric oven, gas hob and extractor fan. Downstairs W.C. Newly carpetted hallway, stairs and bedrooms. New flooring to kitchen,.W.C. and bathroom. Parking to front. Rear enclosed garden mainly laid to lawn with spectacular field views to rear. Situated within the suburb of Thrybergh with access to local amenities, Schools and transport networks to Rotherham and Sheffield.

Entrance Hallway

With stairs rising to first floor, ground floor W.C. Central heating radiator. Doors open to lounge and kitchen.

Kitchen 10'10" x 6'2" (3.31m x 1.88m)





Fitted with Modern base and wall units, worktops and splashbacks.. Newly fitted integrated electric oven, gas hob , extractor fan and sink unit. Front UPVC window. Space for washing machine and fridge/freezer. New flooring.

Open Plan Lounge/ Dining area 17'5" x 13'3" (5.32m x 4.05m)



With rear UPVC double glazed Patio doors overlooking garden and fields beyond. UPVC double glazed windows. Gas central heating radiator and laminate flooring.

Ground Floor W.C. 6'3" x 2'11" (1.91m x 0.89m)



Modern suite with low flush W.C. wash hand basin and front UPVC window.

First Floor

Stairs rise to first floor landing. Access to partially boarded loft with loft ladder and lighting. Doors open to two bedrooms and bathroom. New carpets.

Bedroom One 13'3" x 10'0" (4.04m x 3.07m)



Large Carpetted bedroom. UPVC window and gas central heating radiator.

Bedroom Two 13'3" x 10'6" (4.06m x 3.22m)



Large carpetted bedroom UPVC window, field view and gas central heating radiator. Storage cupboard.

Bathroom 8'11" x 5'7" (2.73m x 1.71m)



Comprising of suite in white, comprising of bath, sink and low flush W.C. Partial tiling and heated towel rail.

Outside





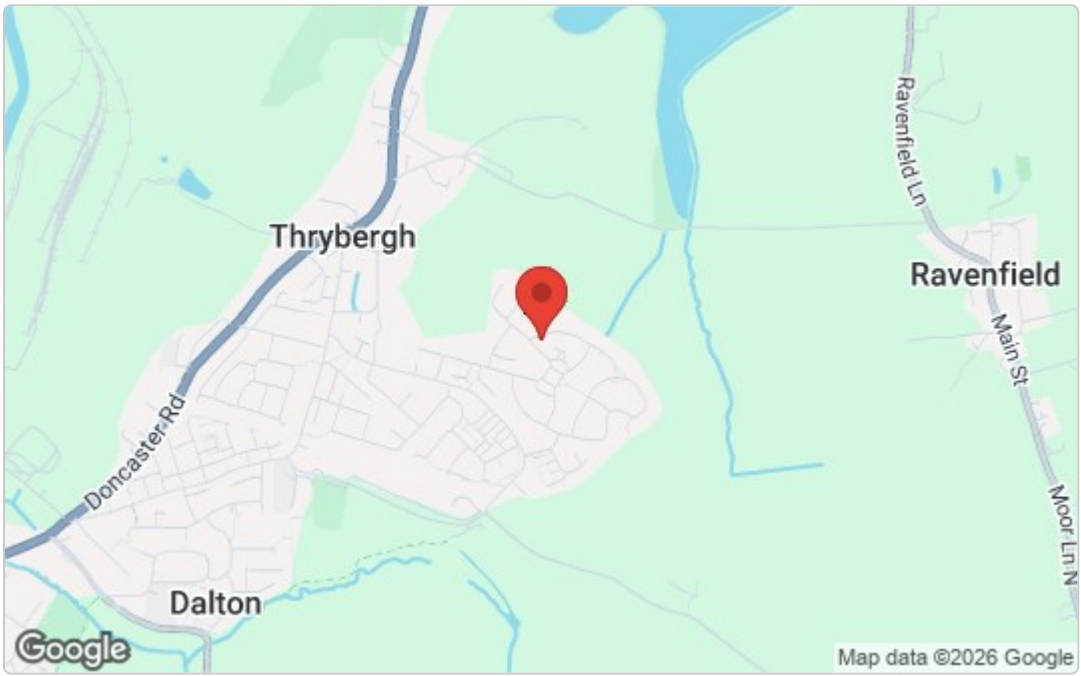
Front driveway and path leads to front door. Rear enclosed garden with fencing and borders. Mainly laid to lawn with patio area and spectacular views overlooking fields.

Material Information

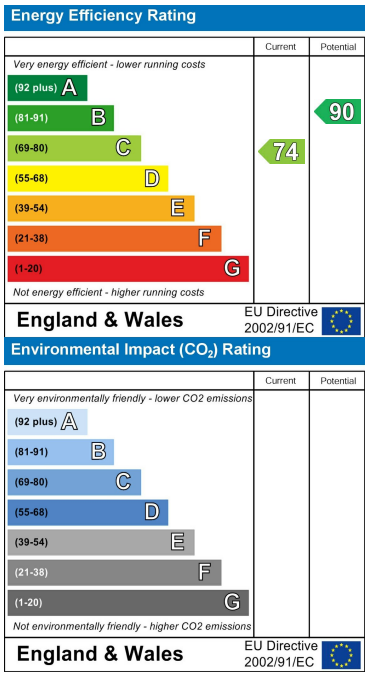
Council Tax Band A
Tenure Freehold
Property Type TWO BEDROOMED MID TOWN HOUSE
Construction type Brick built
Heating Type Central Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Gas central heating
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website 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: Drive
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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
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Floor Plan

Area Map



Energy Efficiency Graph



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