



209 Rother View Road, Rotherham, South Yorkshire, S60 2UT

Asking Price £140,000

GUIDE PRICE £140,000 - £150,000. MODERN Three bedroom FAMILY SIZED semi detached house situated on the Canklow Woods Development. Rotherham Town Centre within walking distance. Accommodation is set over two floors and briefly comprises; entrance hall, ground floor w.c, kitchen, living room, first floor landing, three bedrooms and a bathroom. To the rear is a large enclosed private garden.

Allocated parking space.

This development is located off Centenary Way, Rotherham with easy access to both Rotherham and Sheffield Town Centres and is just 5 minutes from the M1. The location has a range of amenities and well regarded local school close by and is served by excellent public transport links.

Kitchen 10'2" x 8'10" (3.10 x 2.70)

Modern fitted kitchen with a range of wood effect wall and base units with freestanding cooker with gas hobs, stainless steel sink and drainage board.

Lounge/Dining Room 16'8" x 10'2" (5.10 x 3.10)

Spacious lounge/dining room which features a rear facing uPVC window and patio doors, central heating radiator and storage cupboard.

Downstairs W.C

White modern downstairs WC and sink.

Bedroom One 12'3" x 6'11" (3.74 x 2.11)

Main double bedroom with rear facing double glazed uPVC window and a central heating radiator. Finished with carpets and feature wallpaper.

Bedroom Two 11'3" x 10'6" (3.43 x 3.21)

Second double bedroom with front facing uPVC double glazed window and central heating radiator.

Bedroom Three 8'6 x 7'8 (2.59m x 2.34m)

Single bedroom with rear facing uPVC double glazed window and central heating radiator.

Bathroom

Family bathroom with three piece suite with electric shower over bath and glass shower screen, low level w.c, wash basin with tiled splash back, front facing uPVC window and central heating radiator.

Outside

To the front of the property is allocated parking and a path to access the front entrance door.

To the rear is an enclosed tiered rear garden with decked patio area, lawn and garden shed.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

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 Allocated Space

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding

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

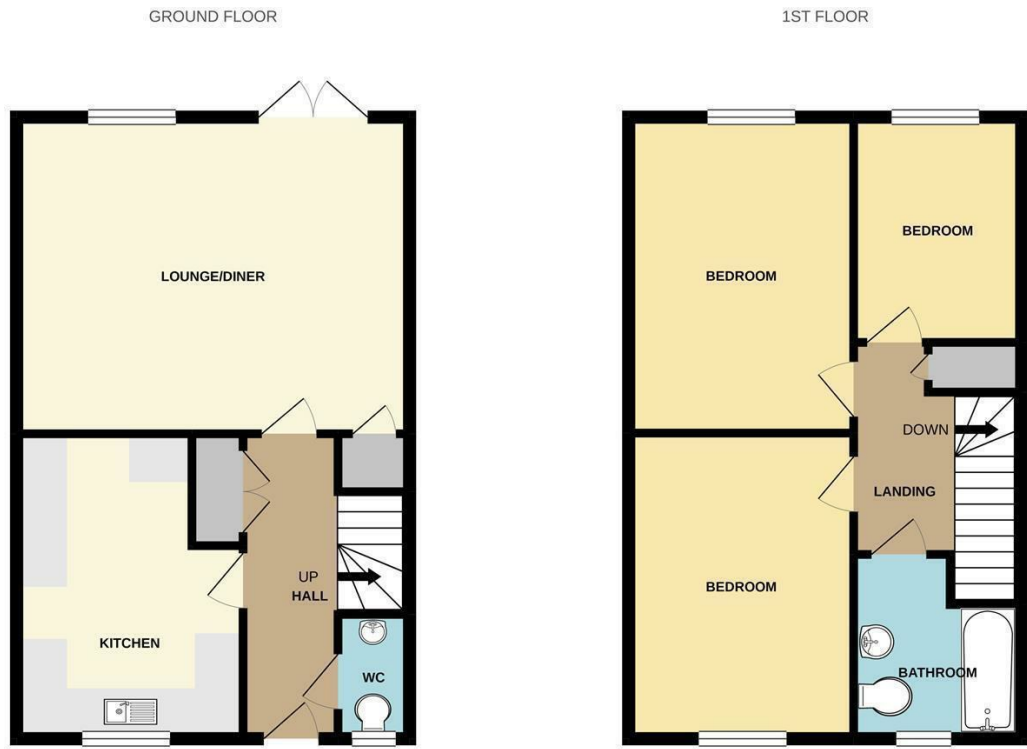
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

