



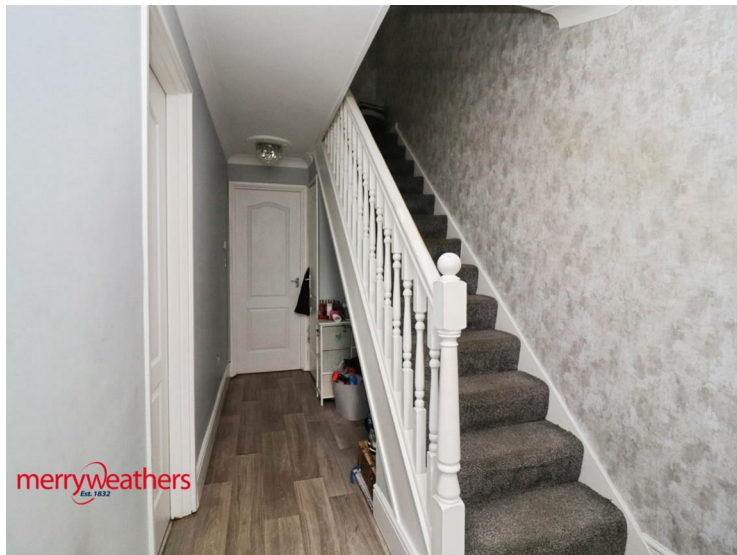
82 St. Marys View, Rotherham, S61 4NJ

£140,000

A three bedroom mid-town house located in a popular suburb and ideally suited to the first time buyer, The property offers gas central heating, uPVC double glazing, fitted Dining Kitchen and ample car parking space.

The accommodation comprises: Hall with Cloakroom, Lounge, spacious Dining Kitchen, three Bedrooms and Bathroom. Gardens to front and rear.

HALL



With uPVC door, radiator and Cloaks cupboard

CLOAKROOM

With W.C., wash basin, radiator and uPVC opaque window

LOUNGE 15'8" x 10'9" (4.78 x 3.28)



With uPVC door and window, 'Adam' style fireplace surround and radiator

DINING KITCHEN



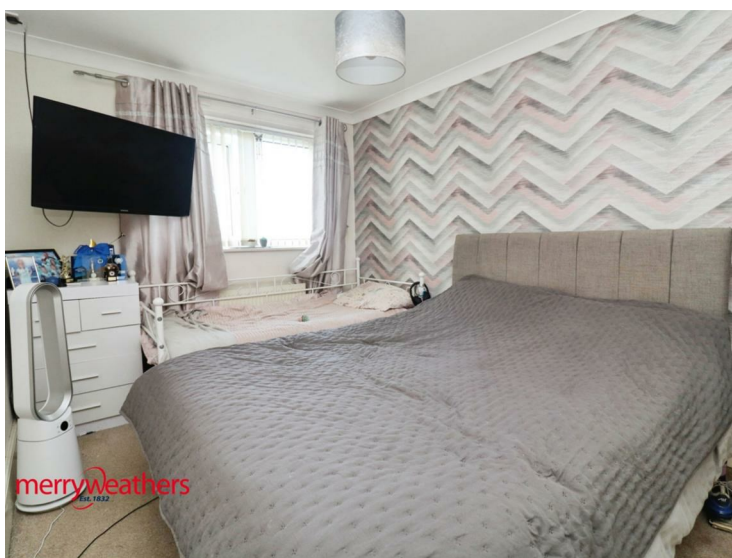
Having a range of fitted base and wall units and contrasting work tops with stainless steel sink, integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and uPVC window

LANDING



With storage cupboards

FRONT BEDROOM 9'5" x 12'2" (2.88 x 3.73)



With radiator, uPVC window and built-in wardrobes

REAR BEDROOM 9'4" x 12'7" (2.87 x 3.85)



With radiator, uPVC window and built-in wardrobes

REAR BEDROOM THREE 6'0" x 9'11" (1.85 x 3.03)

With radiator and uPVC window

BATHROOM 6'2" x 6'6" (1.89 x 2)



With white suite comprising a panelled bath with mixer tap shower and scree, W.C. and wash hand basin, heated towel rail and uPVC opaque window.

OUTSIDE



MATERIAL INFORMATION

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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