

3 Oakwood Road West, Rotherham, S60 3AB

**Price Guide £195,000**

GUIDE PRICE £195,000 TO £200,000. A viewing is highly recommended of this beautifully decorated well maintained three bedrooomed semi detached. Convenient location for Local Schools and amenities, transport links to Rotherham, Sheffield and Motorway Networks with close proximity to Rotherham Hospital. The accommodation briefly comprises of: an entrance hallway, lounge, dining/ kitchen with integrated appliances, two double bedrooms to the first floor, modern bathroom suite and attic converted to a third bedroom. Well maintained gardens to front and rear with outbuilding useful for storage. See brochure for further information.

## Entrance Hallway



Front UPVC entrance door opens to entrance hallway, with laminate flooring, central heating radiator and boxed radiator cover. Doors open to understairs storage, lounge and dining/ kitchen. Stairs rise to first floor.

## Lounge 12'0" x 11'11" (3.68m x 3.65m )



Front facing UPVC window, gas central heating radiator and laminate flooring.

## Dining/ Kitchen 18'11" x 8'5" (5.78m x 2.59m)



Fitted with range of wall and base units and work surfaces. Integrated four ring gas hob, electric oven and extractor hood. Plumbing for washing machine and space for fridge/ freezer. One and a half sink unit with mixer tap. Splashback tiling, two rear facing UPVC double glazed windows, One rear facing single glazed window. Side UPVC double glazed entrance door. Gas central heating radiator.

## First Floor



Stairs rise to first floor landing wth front UPVC double glazed window and central heating radiator. Doors leading to two first floor bedrooms, bathroom and door leading to staircase which leads to attic bedroom three.

## Bedroom One 12'0" x 12'0" (3.68m x 3.68m)



Front facing UPVC double glazed window, gas central heating radiator, laminate flooring and cupboard.

## Bedroom Two 12'0" x 8'7" (3.68m x 2.64m)



Two rear facing UPVC double glazed windows, central heating radiator and laminate flooring. Cupboards.

## Bathroom 6'1" x 5'6" (1.87m x 1.68)



Modern suite in white comprising of panelled bath with overhead shower and screening, low flush W.C., wash hand basin. Tiling to walls, fully tiled flooring and heated towel rail.

## Second Floor Bedroom Three 18'9" 13'3" (5.72m 4.06m)



Stairs rise to third bedroom in the converted attic. Two double glazed skylights and central heating radiator.

## Outside



Long front well maintained lawned garden, with pathway leading to front door and side pathway leading to gated side entrance. Side wooden gate open to side pathway leading to side entrance UPVC door and outbuilding providing storage. Side path leads to rear lawned garden, well enclosed with fencing and patio area.

## Additional Land

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bed roomed semi detached.

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: None

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

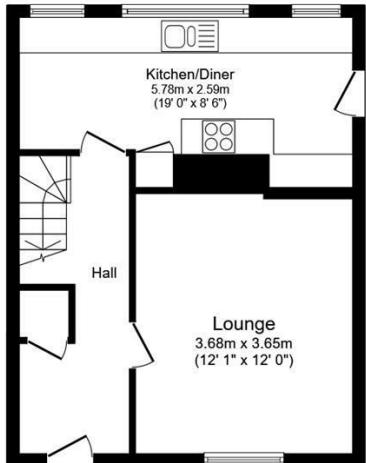
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

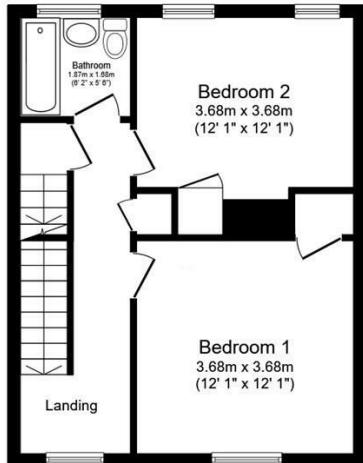
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

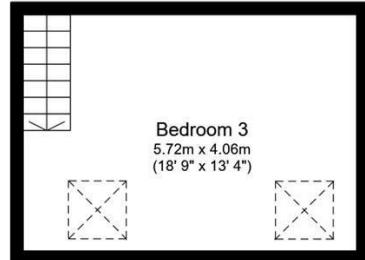
## Floor Plan



Ground Floor  
Floor area 41.6 sq.m. (448 sq.ft.)



First Floor  
Floor area 41.7 sq.m. (449 sq.ft.)



Second Floor  
Floor area 22.6 sq.m. (243 sq.ft.)

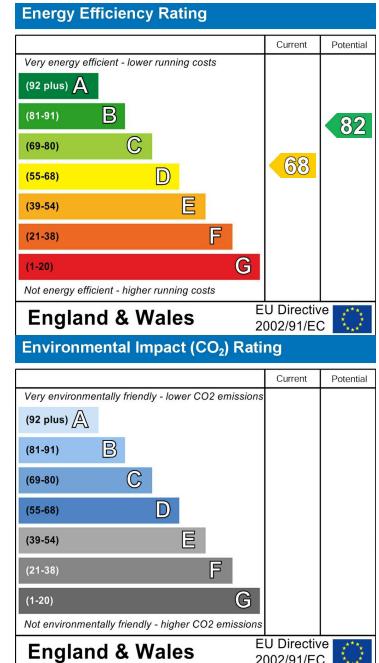
Total floor area: 105.9 sq.m. (1,140 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)

## Area Map



## Energy Efficiency Graph



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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Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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