



28 Goldsmith Drive, Rotherham, S65 2NQ

Offers Around £155,000

An immaculately presented THREE BEDROOM SEMI DETACHED HOUSE which has undergone extensive upgrading and renovation which will become apparent at the time of inspection. The property offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN AND BATHROOM. The accommodation comprises: Hall, Lounge, Breakfast Kitchen, three Bedrooms and Bathroom. A particular feature is the large lawned rear garden with detached Garage and off-road parking.

ENTRANCE HALL

With uPVC door and radiator

LOUNGE 13'8" x 12'2" (4.18 x 3.71)



With front facing uPVC window, radiator and under stairs cupboard

BREAKFAST KITCHEN 16'9" x 7'10" (5.13 x 2.4)



Having an extensive range of base and wall units with contrasting work surfaces and inset ceramic sink. Integrated halogen hob with oven beneath and high level extractor hood. Space and plumbing for washing machine, radiator, two rear facing uPVC windows and uPVC door and additional side facing uPVC window.

FIRST FLOOR LANDING



With uPVC window and access to the Loft via a drop down ladder

REAR BEDROOM ONE 8'8" x 11'1" (2.65 x 3.38)



With radiator and uPVC window

FRONT BEDROOM TWO 8'8" x 9'1" (2.65 x 2.78)



With radiator and uPVC window

REAR BEDROOM THREE 7'10" x 7'6" (2.39 x 2.29)



With radiator and uPVC window

BATHROOM 7'10" x 6'2" (2.4 x 1.88)



With white suite comprising a panelled bath with shower, pedestal wash basin and W.C. Radiator and uPVC opaque window.

OUTSIDE



To the front is a gravelled garden with concreted driveway leading to the Detached Garage (6m x 2.3m) with up and over door and power.
To the rear is a particularly good sized enclosed lawned garden.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 Drive & Garage

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>

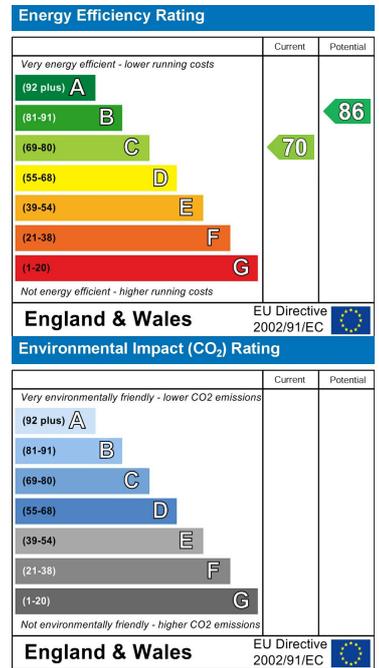
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

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

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

