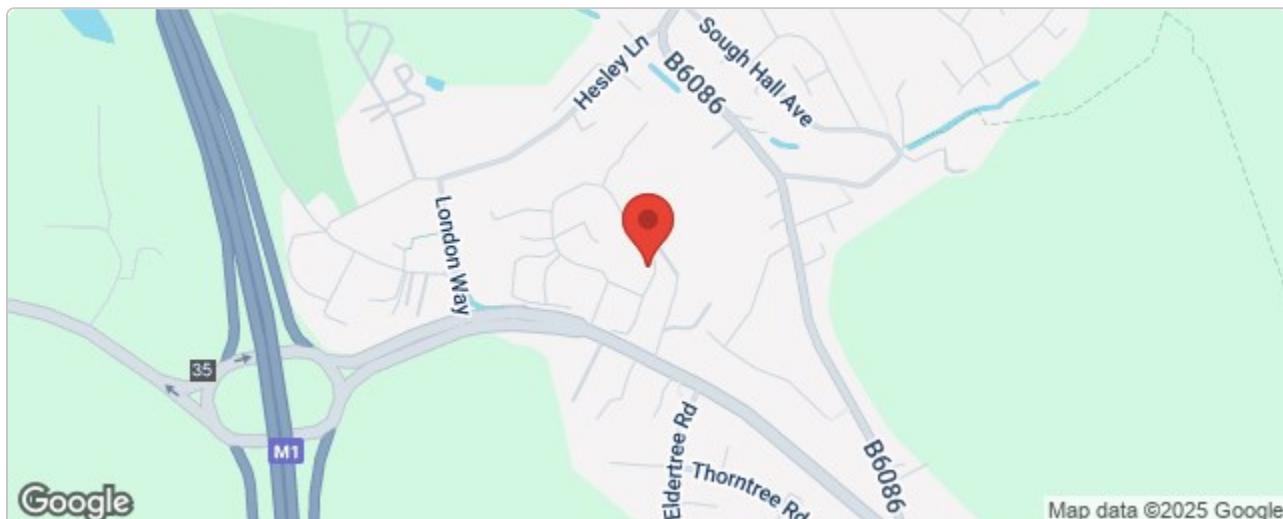


### Area Map

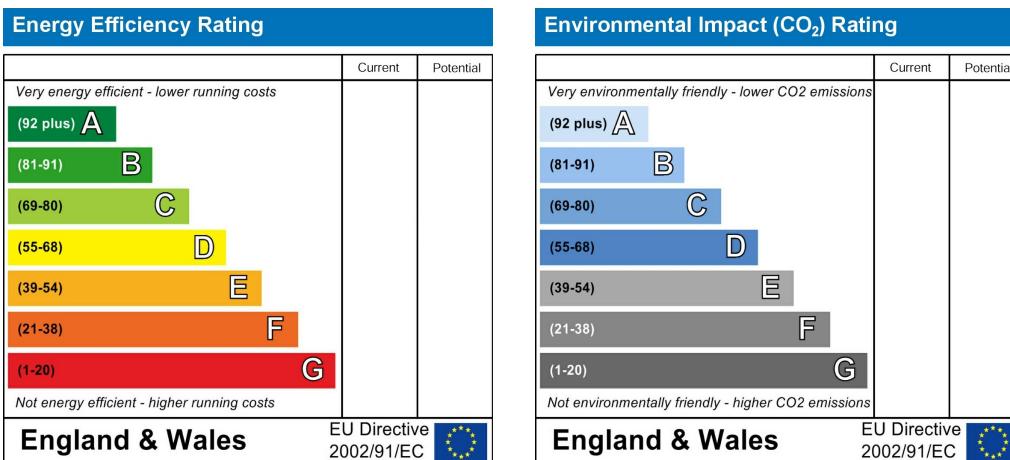


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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### Energy Efficiency Graph



**athers**

**64 Rockingham Avenue, Thorpe Hesley,  
Rotherham, S61 2FD**

**£240,000**

# Key Points

\*\*\* THE IDEAL FIRST-TIME BUYER STARTER HOME  
(Government scheme to assist first-time buyers) Suitable  
for First Time Buyers Only \*\*\*

Located on the extremely popular Jones Homes development, only a moments drive from the M1 intersection, is this DOUBLE FRONTED THREE BEDROOM SEMI-DETACHED HOUSE. The property, which is excellent decorative order, offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, GROUND FLOOR CLOAKROOM, FITTED KITCHEN AND OFF-ROAD PARKING FOR 2 VEHICLES. The accommodation comprises: Hall with Cloakroom, spacious Lounge, Dining Kitchen, three Bedrooms and family Bathroom. The property stands on a corner plot with enclosed rear garden.

- IDEAL STARTER HOME (GOVERNMENT SCHEME FOR FIRST TIME BUYERS)
- DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOME ON MODERN JONES HOMES DEVELOPMENT
- ONLY A MOMENTS DRIVE FROM M1 INTERSECTION
- CENTRAL FOR ROTHERHAM AND SHEFFIELD
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM
- CORNER PLOT WITH DOUBLE WIDTH DRIVE
- ENCLOSED REAR GARDEN
- SUITABLE FOR FIRST TIME BUYERS ONLY

## About This Property

### ENTRANCE HALL

With uPVC door and radiator

### CLOAKROOM

With wash basin and W.C. radiator and opaque glazed window

### LOUNGE 14'6" x 13'8" (4.43 x 4.18)

The measurement excluding the front facing bay window with two additional side facing windows. Radiator and under stairs storage cupboard

### DINING KITCHEN 10'4" x 14'11" (3.15 x 4.55)

(the larger measurement excluding the front facing bay window) having high gloss finish base and wall units and inset stainless steel sink, integrated gas hob and electric oven with high level extractor hood. Built-in dishwasher and fridge/freezer. Two radiators. Double doors open from the Dining area into the rear garden.

### LANDING

#### FRONT BEDROOM 14'1" x 8'3" (4.3 x 2.54)

With radiator and window

#### FRONT BEDROOM TWO 9'10" x 8'3" (3 x 2.54)

With radiator and window

#### BEDROOM THREE 5'10" x 10'5" (1.78 x 3.2)

With window, radiator and cupboard housing the 'Vaillant' gas boiler

#### BATHROOM 5'8" x 6'3" (1.73 x 1.93)

Comprising panelled bath with shower and screen, vanity unit and W.C. Contrasting tiling to the walls and floor, radiator and opaque glazed window.

### OUTSIDE

The property stands on a corner plot with lawned front garden and double width tarmac drive. To the rear is an enclosed garden which incorporated a paved patio/seating area and lawn.

### MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Semi detached house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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 Driveway

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

