



38 Carr View Road, Kimberworth, Rotherham, S61 2BJ

**£175,000**

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We are acting in the sale of the above property and have received an offer of £175,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. Lounge, Dining Kitchen, 3 Bedrooms, Bathroom. Gardens with drive and single Garage.

## HALL

With uPVC door and radiator

**LOUNGE 14'5" x 12'1" (4.4 x 3.7)**



With uPVC window and radiator

**KITCHEN 15'1" x 10'2" (4.6 x 3.1)**



With a range of fitted base and wall units with Island worktop, downstairs cupboard. Rear facing uPVC patio doors and window

## LANDING

**FRONT BEDROOM 13'3" x 8'8" (4.06 x 2.66)**



With uPVC window and radiator

**REAR BEDROOM 11'8" x 8'9" (3.56 x 2.67)**



With uPVC window and radiator

**FRONT BEDROOM 9'4" x 5'10" (2.85 x 1.8)**



With uPVC window and radiator

**BATHROOM 6'6" x 6'2" (2 x 1.88)**



With white suite incorporating a shower cubicle

## OUTSIDE



A drive leads past the front garden to the single detached sectional Garage with lawn to one side

### MATERIAL INFORMATION

Council Tax Band - C

Tenure - Leasehold-299 years from 25/03/1971

Property Type - 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 - Drive and 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

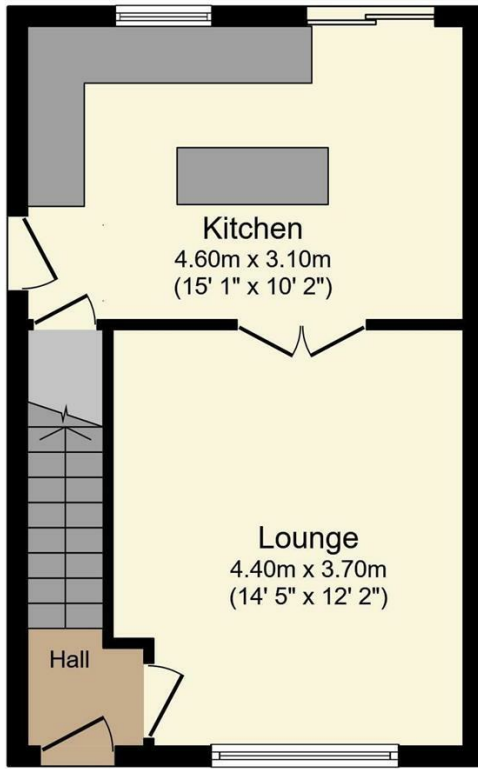
Coal mining area South Yorkshire is a mining area

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

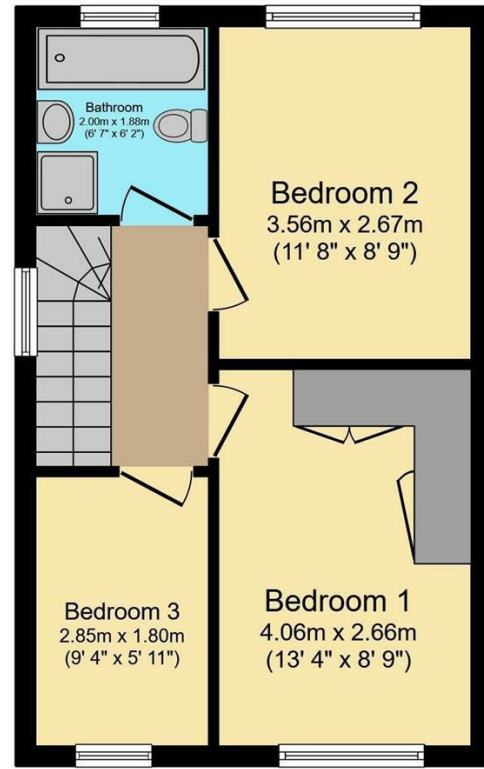
<https://www.groundstability.com/public/web/home.xhtml>

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

## Floor Plan



**Ground Floor**



**First Floor**

Total floor area 69.9 sq.m. (753 sq.ft.) approx

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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