



15 Lady Oak Way, Rotherham, S65 3LA

£160,000

A three bedroom end town house situated on a modern development and forming the ideal purchase for the first-time buyer.

The property offers gas central heating, uPVC double glazing and single garage, the accommodation comprising: Hall with Cloakroom, Lounge, re-fitted Kitchen, three Bedrooms and re-fitted Shower Room.

To the rear is an enclosed good sized lawned garden with single Garage to one side.

HALL

With composite door and radiator

CLOAKROOM 2'11" x 4'9" (0.9 x 1.47)

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

LOUNGE 14'7" x 11'3" (4.46 x 3.45)

Having uPVC double doors opening into the rear garden and additional rear facing uPVC window. Radiator and under stairs storage cupboard

KITCHEN 11'6" x 12'1" (3.52 x 3.69)

Re-fitted with a range of base and wall units incorporating an inset polycarbonate sink set beneath the front facing uPVC window. Integrated gas hob with electric oven and high level extractor hood. Space and plumbing for washing machine, radiator

LANDING

With radiator

FRONT BEDROOM 14'7" x 9'6" (4.46 x 2.92)

Having two uPVC windows, radiator and linen cupboard

REAR BEDROOM TWO 8'0" x 9'7" (2.45 x 2.94)

With radiator and uPVC window

REAR BEDROOM THREE 6'3" x 6'6" (1.93 x 2)

With radiator and uPVC window

BATHROOM 5'4" x 8'5" (1.64 x 2.58)

With walk-in shower enclosure, W.C. and wash basin, radiator, extractor fan and uPVC opaque window.

OUTSIDE

To the rear is a good sized enclosed lawned garden with paved patio. To one side is the SINGLE GARAGE

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type End town 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 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>

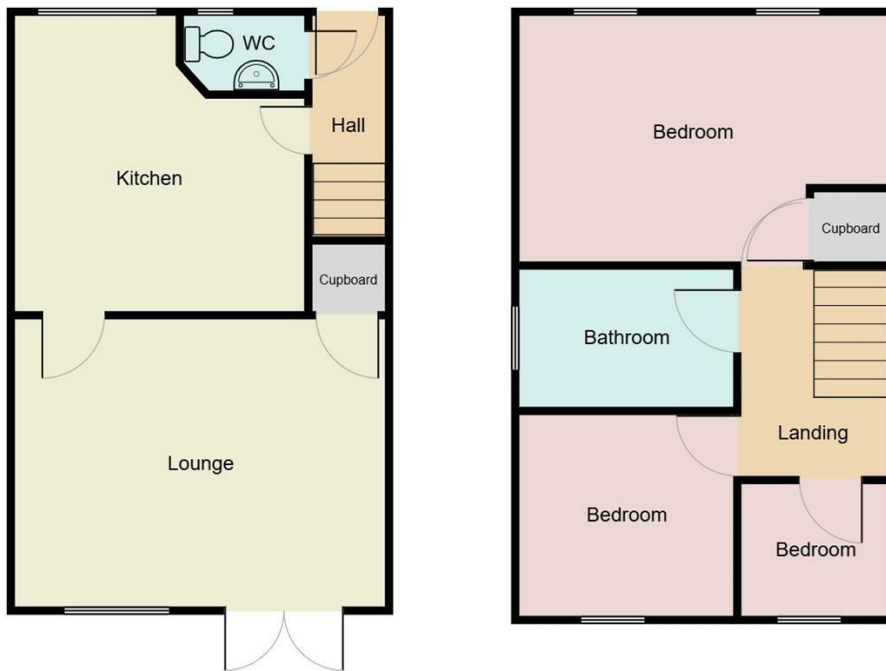
Planning permissions N/A

Accessibility features N/A

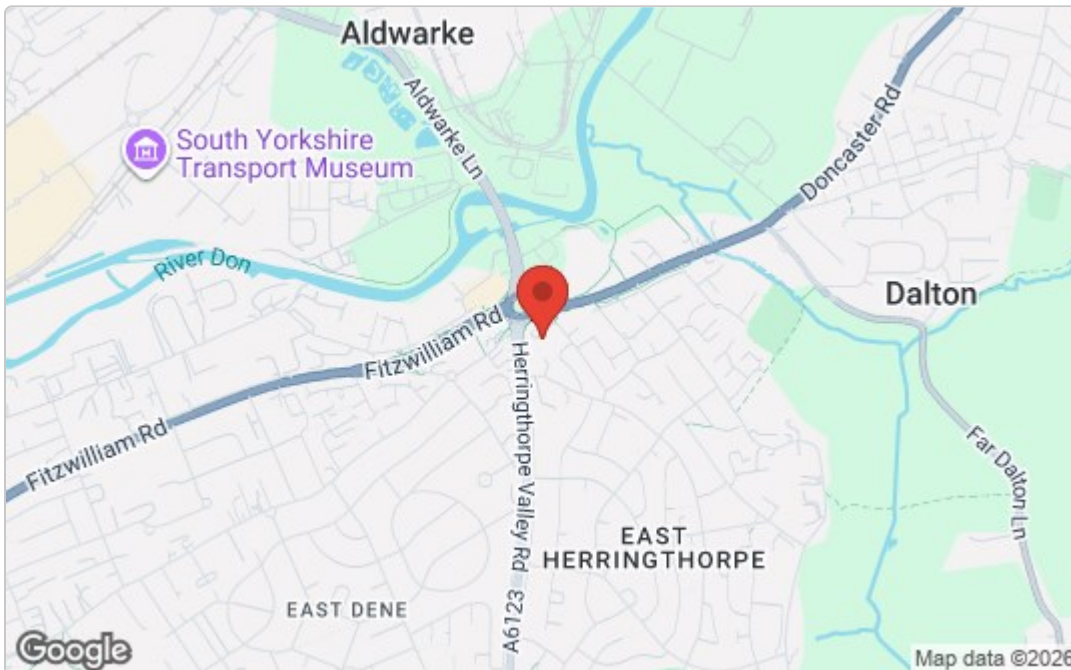
Coal mining area South Yorkshire is a mining area

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>

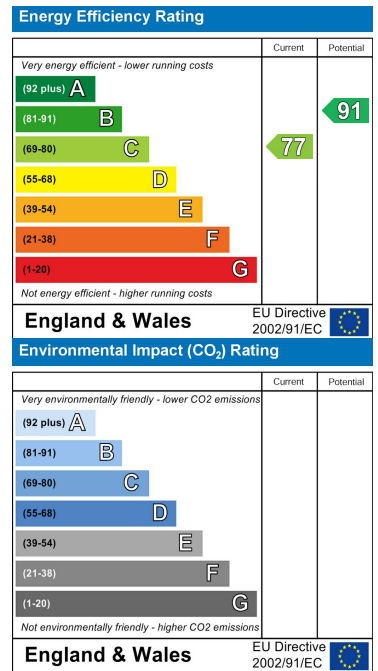
Floor Plan



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.

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

