



112 Droppingwell Road, Kimberworth, Rotherham, S61 2DJ

Offers Around £145,000

Enjoying an elevated outlook is this THREE BEDROOM SEMI DETACHED HOUSE offered for sale with no upward chain. The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, CONSERVATORY AND GARAGE. Accommodation briefly comprises: Hall, through Lounge/Dining Room, Conservatory, Kitchen, three Bedrooms, Bathroom. Gardens to front and rear with brick Garage.

FRONT HALL

With uPVC door, radiator and under stairs cupboard housing the 'Worcester' gas central heating boiler

LOUNGE 10'7" x 19'10" (3.23 x 6.07)



The measurement excludes the front facing uPVC bow window, two radiators and uPVC sliding patio doors which open into the Conservatory

CONSERVATORY 9'3" x 8'11" (2.83 x 2.73)



With uPVC windows and door into the rear garden

KITCHEN 7'4" x 8'10" (2.25 x 2.7)



With base and wall cupboards and inset stainless steel sink. Integrated gas hob and extractor hood with electric double oven. Plumbing for washing machine. uPVC rear entrance door and side window.

FIRST FLOOR LANDING

With side facing uPVC window

FRONT BEDROOM 11'1" x 10'5" (3.4 x 3.19)



Excluding the uPVC bow window which enjoys far-reaching elevated views. Radiator

REAR BEDROOM 10'2" x 9'1" (3.1 x 2.79)



With radiator and uPVC window

FRONT BEDROOM 6'6" x 5'7" (2 x 1.72)

With radiator and uPVC window

BATHROOM 7'5" x 6'2" (2.27 x 1.89)



With white suite comprising panelled bath and electric shower, pedestal wash hand basin and W.C. Radiator, uPVC opaque window and airing cupboard.

OUTSIDE



Lawned front garden with concrete drive leading past the side of the house to the single brick Garage. To the rear is a tiered, lawned garden

MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Leasehold-299 years from 25/03/1955

Property Type Semi 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 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.

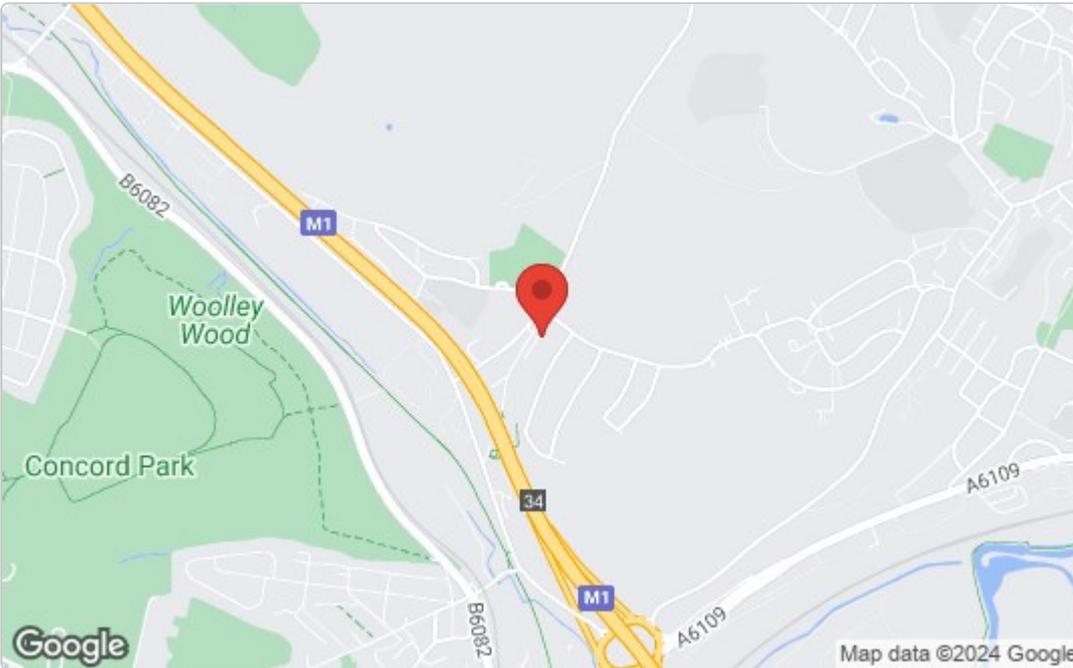
<https://www.groundstability.com/public/web/home.xhtml>

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

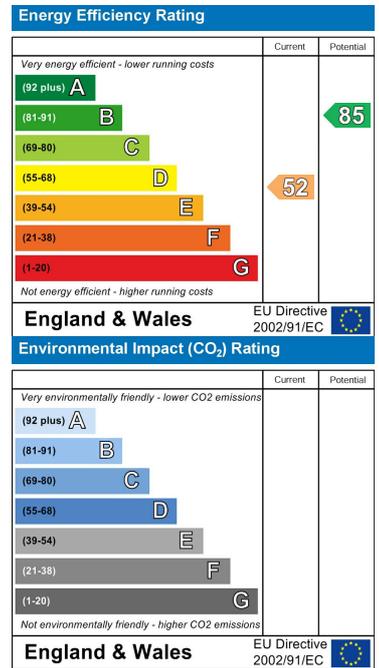
Floor Plan



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.

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