



10 The Wellway, Sunnyside, Rotherham, S66 3QX

**£220,000**

A THREE BEDROOM END TERRACED HOUSE which has undergone a recent comprehensive course of improvement and modernisation and is now nearing completion.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, NEWLY INSTALLED KITCHEN AND BATHROOM AND A SUBSTANTIAL 11.6M X 5.5M DETACHED BRICK GARAGE/WORKSHOP SUITABLE FOR A VARIETY OF USES.

Conveniently placed for local schools and shops whilst both neighbouring Wickersley and the M18 intersection are within 5 minutes drive.

## HALL

With composite door, radiator and laminate flooring

## LOUNGE 13'5" x 13'1" (4.1 x 4)

With front facing uPVC bow window, radiator and laminate flooring

## KITCHEN 16'8" x 10'5" (5.1 x 3.2)

Having a range of newly installed units incorporating and inset stainless steel sink, integrated gas hob and electric oven with high level extractor hood, pull-out pan cupboard. Tiled floor and radiator. uPVC double doors open into the rear garden. Cupboard housing the 'Glow-worm' gas boiler.

## CLOAKROOM 5'2" x 2'9" (1.6 x 0.85)

With W.C. and uPVC opaque window

## LANDING

With side facing uPVC window

## FRONT BEDROOM ONE 8'1" x 13'1" (2.47 x 4)

With radiator and uPVC window

## REAR BEDROOM 10'9" x 10'5" (3.3 x 3.2)

With uPVC window and radiator

## BEDROOM THREE 12'10" x 12'11" (maximum measurements) (3.92 x 3.94 (maximum measurements))

With uPVC window and radiator

## BATHROOM 9'2" x 7'5" (2.8 x 2.27)

With newly installed suite comprising an oversize walk-in tiled shower enclosure with overhead drench shower. His and hers vanity wash basins with cabinets beneath, W.C. Radiator/heated towel rail and uPVC opaque window

## OUTSIDE

## GARAGE 38'0" x 18'0" (11.6 x 5.5)

The Garage lends itself to a variety of uses with the potential to utilise the upper floor

## MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type End Terrace 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 On street parking

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>

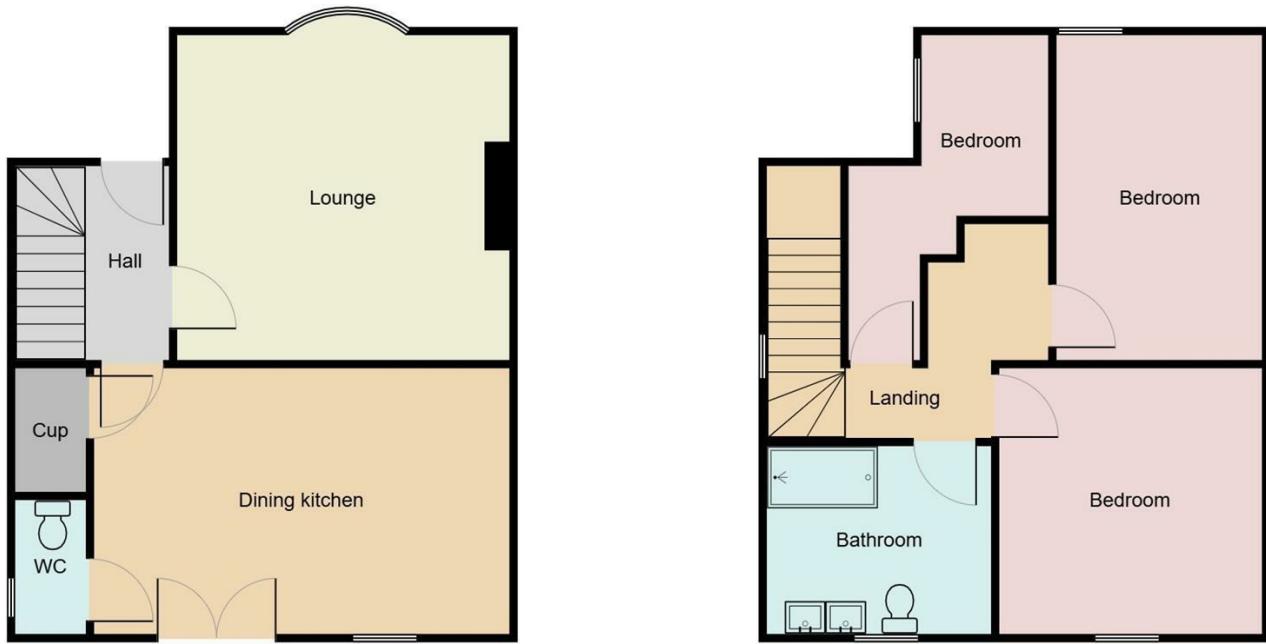
Planning permissions N/A

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

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (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)

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

Tel: 01709 375591 E-mail: [residential@merryweathers.co.uk](mailto: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

