



42 Becket Crescent, Kimberworth Park, Rotherham, S61 3BY

**£150,000**

\*\*\* THE IDEAL PURCHASE FOR THE FIRST TIME BUYER \*\*\*

A three bedroomed mid-terraced passage house backing onto woods and offered for sale with no upward chain. Located off Oaks Lane and conveniently placed for Rotherham Town Centre and the M1 intersection.

The property offers gas central heating and uPVC double glazing, the accommodation comprising: Entrance Hall, spacious Lounge, Breakfast Kitchen, three Bedrooms, Bathroom and separate W.C.

There are gardens to the front and rear with outbuildings and on-street parking.

**HALL**



**FRONT BEDROOM**



**LOUNGE**



**REAR BEDROOM**



**BREAKFAST KITCHEN**



**REAR ENTRANCE LOBBY**

**LANDING**



**FRONT BEDROOM THREE**



## BATHROOM



Property Type - Mid terraced 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>

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

## SEPARATE W.C.



## OUTSIDE

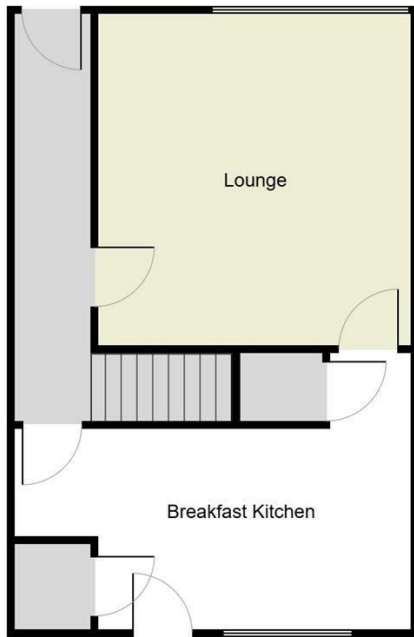


## MATERIAL INFORMATION

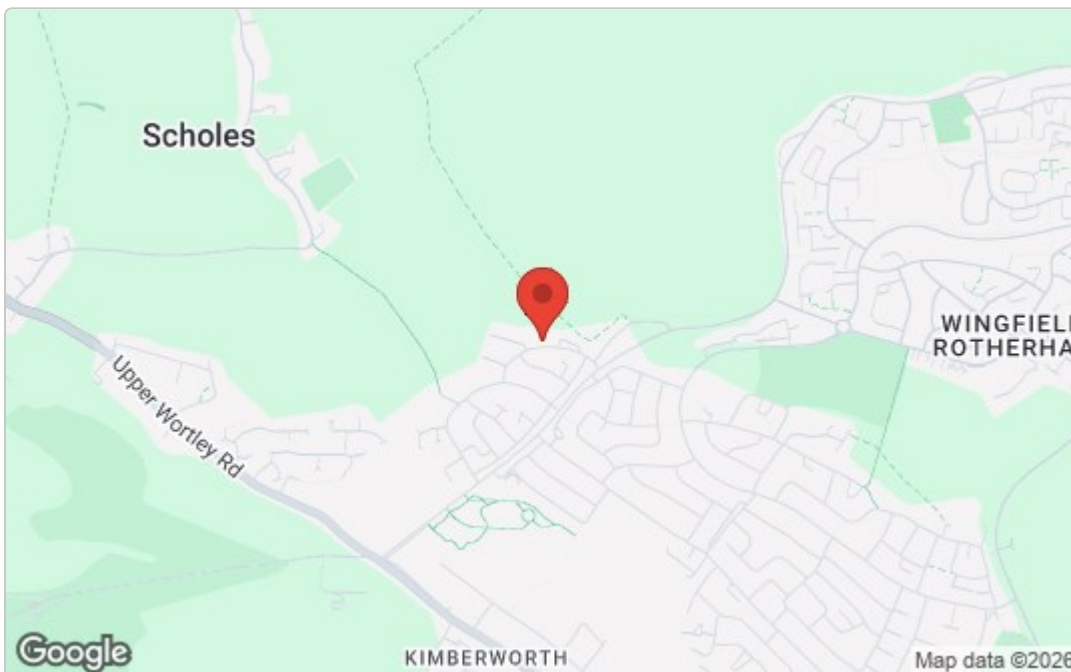
Council Tax Band - A

Tenure - Freehold

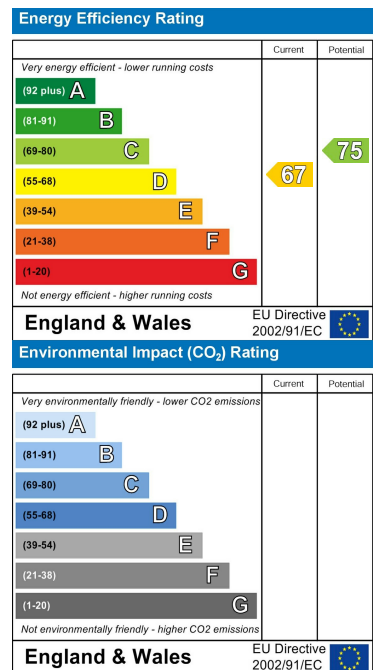
## Floor Plan



## 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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