



1 Bray Walk, Kimberworth Park, Rotherham, S61 3BL

£150,000

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

A three bedroomed end terraced house, 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, Dining Kitchen, three Bedrooms and modern bathroom suite.

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

SIDE ENTRANCE HALL

With uPVC entrance door and staircase

LOUNGE 16'2" x 13'8" (4.94 x 4.18)



Having two uPVC picture windows, feature fireplace surround and radiator

DINING KITCHEN 16'0" x 11'6" (4.9 x 3.53)



With fitted Oak effect base and wall units and inset stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side. Space and plumbing for washing machine. Radiator and under stairs Pantry

LANDING

With cupboard

FRONT BEDROOM ONE 9'0" x 13'6" (2.75 x 4.14)



Having fitted wardrobes and high level cupboards running the length of one wall and drawer unit to one side, radiator and uPVC window.

REAR BEDROOM TWO 8'3" x 11'8" (2.52 x 3.57)



With radiator and uPVC window

FRONT BEDROOM THREE 6'11" x 10'8" (2.12 x 3.26)



With radiator and uPVC window

BATHROOM 7'6" x 5'4" (2.3 x 1.65)



With white suite comprising a panelled bath with 'Mira'

shower and screen, pedestal wash basin and W.C.
Heated towel rail and uPVC opaque window.

OUTSIDE



Lawned front garden with path leading past the side of the house to the enclosed rear lawned garden with flower beds and borders and brick Storeplace

MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - End 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

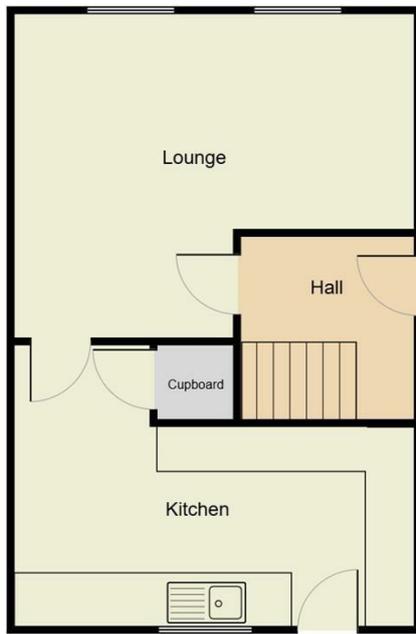
Coal mining area South Yorkshire is a mining area

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.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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