merryweathers
Est. 1832









6 Spring Close, Whiston, Rotherham, S60 4AJ

Offers In The Region Of £150,000

A TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN AND IDEALLY SUITED TO THE FIRST TIME BUYER.

The property stands close to the heart of the old village and offers GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. The accommodation briefly comprises: Hall, through Lounge/Dining Room, Kitchen, two Bedrooms and Shower Room. There are lawned gardens and on-street car parking nearby.

HALL



With composite door and side facing window. Radiator and small under stairs cupboard

LOUNGE/DINING ROOM 11'1" x 19'8" (3.38 x 6)





With twin aspect windows, two radiators and feature fireplace surround

KITCHEN 7'8" x 8'6" (2.36 x 2.6)





With base and wall cupboards, stainless steel sink, gas cooker point and space and plumbing for washing machine. Rear facing side and side composite door. Storage Pantry housing the 'Ideal' gas combi boiler, opaque glazed window

LANDING

With side facing window

FRONT BEDROOM 14'2" x 8'6" (4.33 x 2.6)





Having two windows, radiator, storage recess and fitted mirrored wardrobes to one wall

REAR BEDROOM 10'9" x 10'9" (3.3 x 3.3)

With radiator, window and fitted wardrobe

SHOWER ROOM 6'3" x 5'5" (1.92 x 1.67)



With shower enclosure and electric shower, vanity wash basin and close coupled W.C. Tiled walls, radiator and opaque glazed window

OUTSIDE

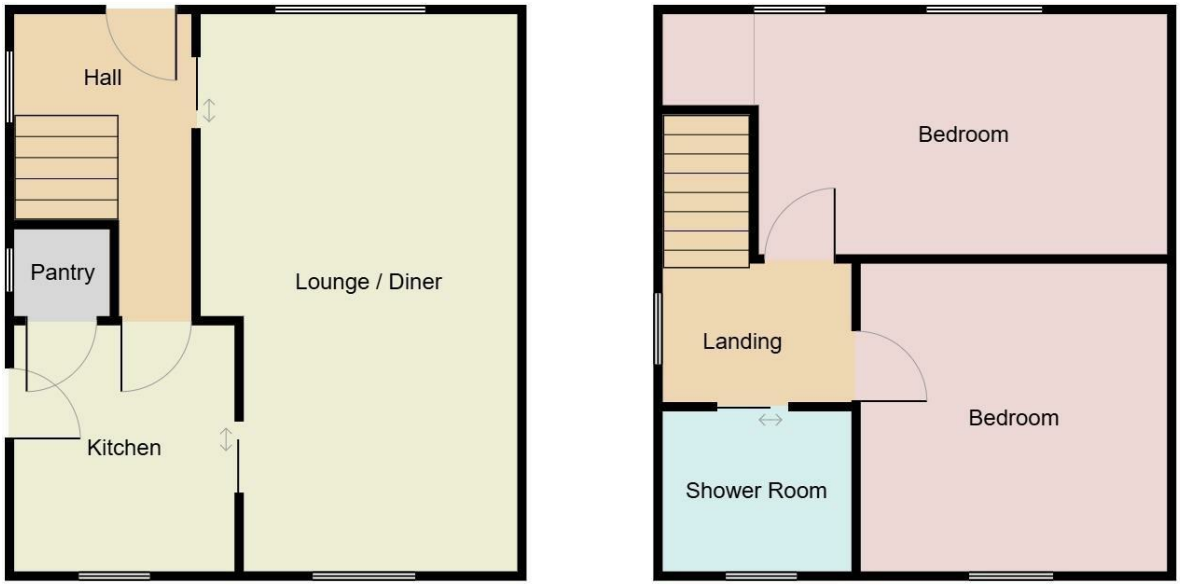


Lawned front garden with path leading past the side of the house and two brick outbuildings to the lawned rear garden

MATERIAL INFORMATION

Council Tax Band - A
Tenure - Freehold
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 - 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.

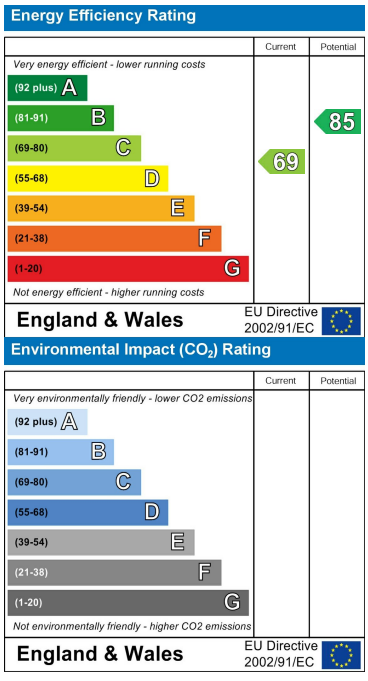
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

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