merryweathers
Est. 1832









166 Hill Top Lane, Kimberworth, Rotherham, S61 2EL

£110,000

Offered for sale with NO UPWARD CHAIN is this TWO BEDROOM MID-TERRACED HOUSE located on a popular road within easy commuting distance of Rotherham, Meadowhall and Sheffield.

The property offers gas central heating from a combi boiler, majority uPVC double glazing and off-road car parking. The accommodation, which is in need of some cosmetic upgrading, briefly comprises: Lounge, Dining Kitchen with fitted units and Cellar leading off and rear Lean to with Toilet. To the first floor are two Bedrooms and Bathroom. There is a garden to the rear.

LOUNGE 12'1" x 12'1" (3.7 x 3.7)




With front facing uPVC window and entrance door, radiator

INNER LOBBY

With radiator and staircase

KITCHEN/DINER 12'1" x 13'1" (3.7 x 4)




With a range of fitted light Oak effect base and wall units and inset stainless steel sink set beneath the rear facing window with glazed door to one side. Integrated electric hob and oven. Radiator and storage Cellar leading off

LEAN TO 12'2" x 8'6" (3.71 x 2.6)



With sliding patio doors opening directly into the rear garden. W.C. with low flush suite

LANDING

With radiator

FRONT BEDROOM 12'1" x 12'1" (3.7 x 3.7)




Having fitted wardrobes to two walls, radiator and uPVC window

REAR BEDROOM 10'4" x 10'3" (3.16 x 3.14)



With radiator, uPVC window and fitted wardrobes

BATHROOM 5'1" x 13'1" (1.55 x 4)



Comprising a panelled bath with mixer tap shower, W.C. and wash basin, uPVC opaque window, radiator and cupboard housing the 'Worcester' gas combi boiler

OUTSIDE



To the front is a paved hardstanding providing off-road parking whilst to the rear is a long, narrow flower garden

MATERIAL INFORMATION

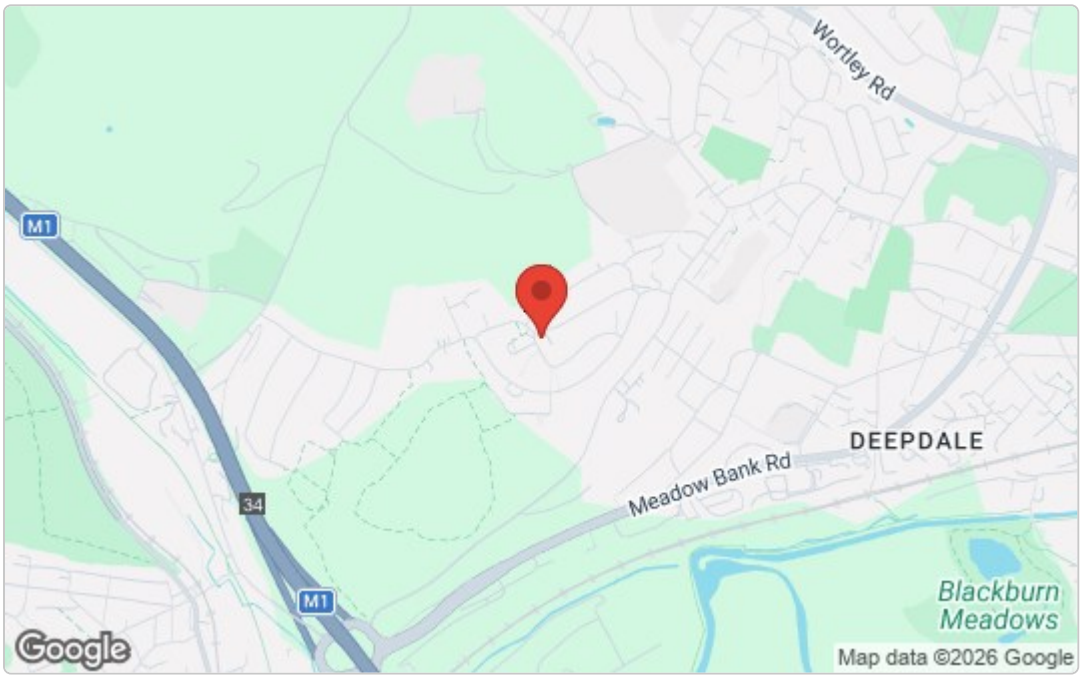
Council Tax Band - A
Tenure - Freehold
Property Type - Mid Terraced house
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website 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 - Drive
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.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relation of an employee of Merryweathers

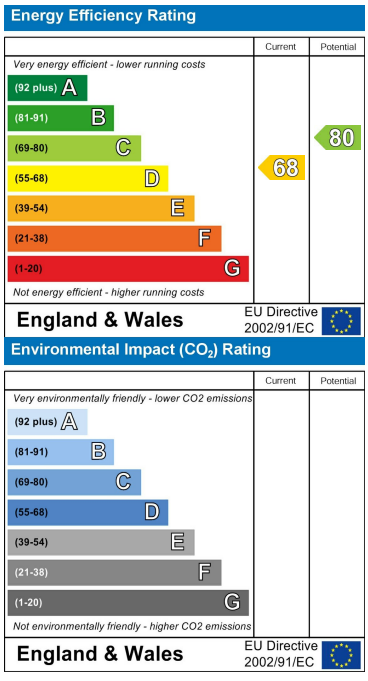
Floor Plan



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

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832