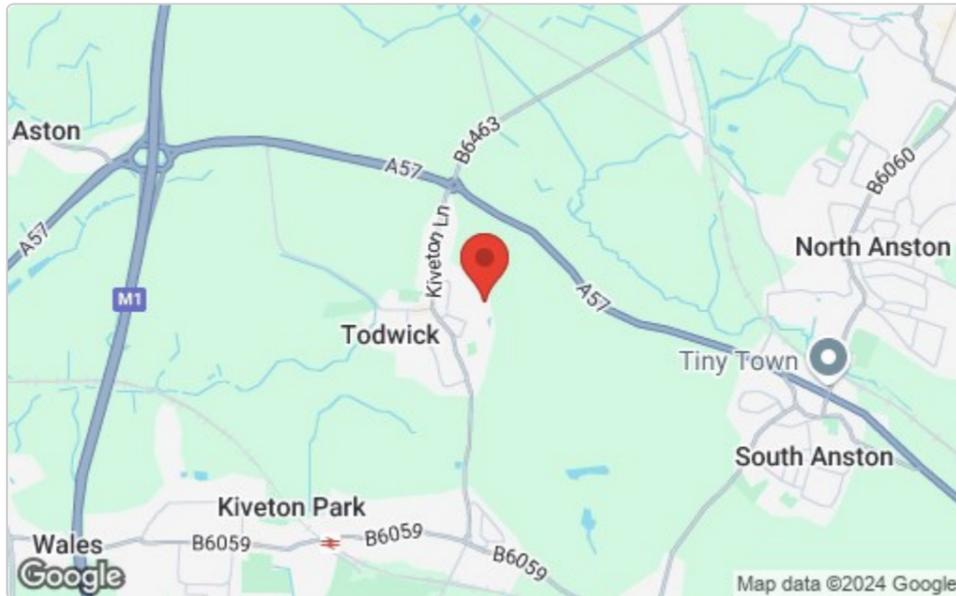


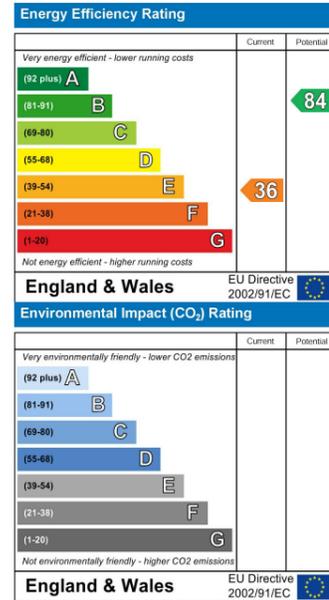
Floor Plan



Area Map



Energy Efficiency Graph



8 Rayls Rise, Todwick, Sheffield, South Yorkshire, S26 1HY

**Offers Around £300,000**

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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\*\*\* NO CHAIN \*\*\* A great opportunity has arisen to purchase this two bedroom detached bungalow on this desirable development.

Situated on a sizeable corner plot with open aspect to the rear. The property has been modernised with high quality fixtures and fittings. The accommodation comprises entrance hall, two double bedrooms, open plan lounge with kitchen dining area, generous conservatory, bathroom and attached single garage.

To book a viewing please call Merryweathers Maltby.

#### **ENTRANCE HALL**

Entrance is gained through the UPVC front door. The hallway leads to all bedrooms, bathroom and the lounge.

#### **OPEN PLAN LIVING KITCHEN**

Living room 3.20m x 5.50m

Kitchen 3.75mx 5.45m

The lounge has a a side facing window and patio door. The feature double sided wood burner fireplace with brick chimney breast is a beautiful centre piece benefiting both the kitchen and lounge areas.

The fitted kitchen units are shaker style with range cooker, White Ceramic sink with drainer. Two windows and a back door.

#### **CONSERVATORY 11'11" x 16'4" (3.65 x 5.00)**

Large conservatory with patio doors.

#### **BATHROOM 6'2" x 8'2" (1.90 x 2.50)**

Having a three piece suite incorporating a mains shower over bath, toilet and vanity hand wash basin. Central heating radiator.

#### **BEDROOM ONE 9'7" x 13'9" (2.94 x 4.20)**

Having fitted wardrobes a front facing window and central heating radiator.

#### **BEDROOM TWO 9'10" x 11'9" (3 x 3.6)**

Having a front facing window and central heating radiator.

#### **GARAGE 18'2" x 8'5" (5.54 x 2.59)**

Offering a single garage with internal service door.

#### **OUTSIDE**

The property is situated on a corner plot and benefits from a good sized garden over looking fields with a paved patio area perfect for entertaining. There is off road parking for 2 vehicles on the gated driveway.

#### **Material information**

EPC F

Council tax band C

Freehold