

189 Fitzwilliam Road, Rotherham, S65 1NB

**Offers In The Region Of £125,000**

A viewing is recommended of this well maintained three bed roomed semi detached property. Positioned on a corner plot with ample parking to front, side and rear. Comprising of large lounge, kitchen, three bedrooms and bathroom. Gas central heating and double glazing. Well positioned for local amenities and access to Rotherham, Meadowhall and Sheffield.

## Entrance Hallway

UPVC entrance door opens to entrance hallway, with store cupboard, door to lounge and stairs rise to first floor.

## Lounge



With front and two side UPVC windows, focal point fire place, with electric fire set within a fire surround and hearth, rear UPVC door , central heating radiator and door leads to kitchen.

## Kitchen



With wall and base units and work surfaces. Integrated gas hob, extractor hood, dishwasher, stainless steel sink, space for washing machine, oven, fridge/freezer, front & rear UPVC windows and central heating radiator.

## First Floor

Stairs rise to first floor landing, with front UPVC window, loft access and doors leading to three bedrooms and bathroom.

## Bedroom One



Front bedroom with UPVC window, central heating radiator and store cupboard.

## Bedroom Two



Rear bedroom with UPVC window, central heating radiator.

## Bedroom Three



Front bedroom with UPVC window and central heating radiator.

## Bathroom



With suite in white, with W.C, wash basin and walk-in shower. Central heating radiator and rear UPVC window.

## Outside



Large Corner position with gated access to front leads to large paved driveway to front providing ample parking. Fencing and gated access to side with large paved area with workshop.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: Driveway .

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

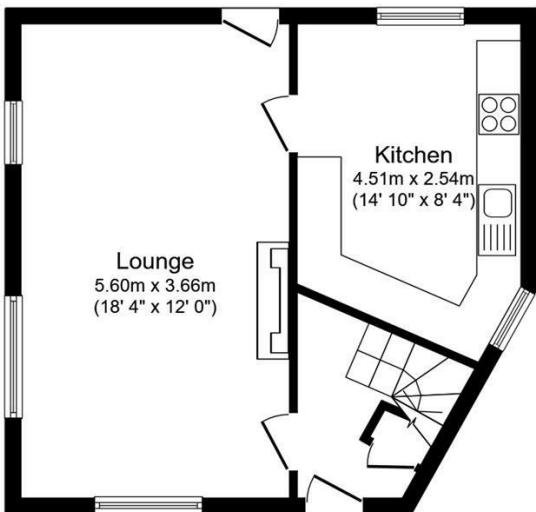
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

<https://www.groundstability.com/public/web/home.xhtml>

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

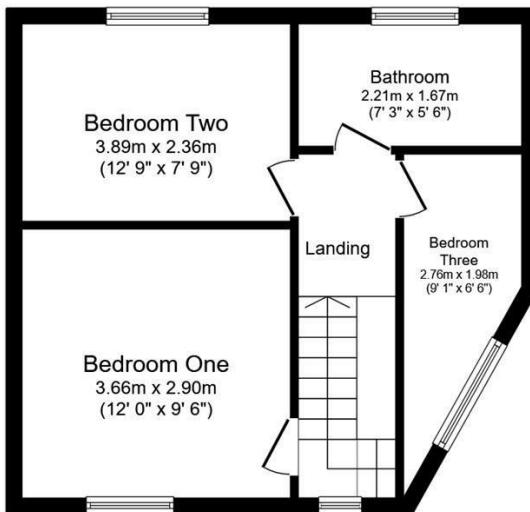
## Floor Plan



**Ground Floor**  
Floor area 41.5 m<sup>2</sup> (447 sq.ft.)

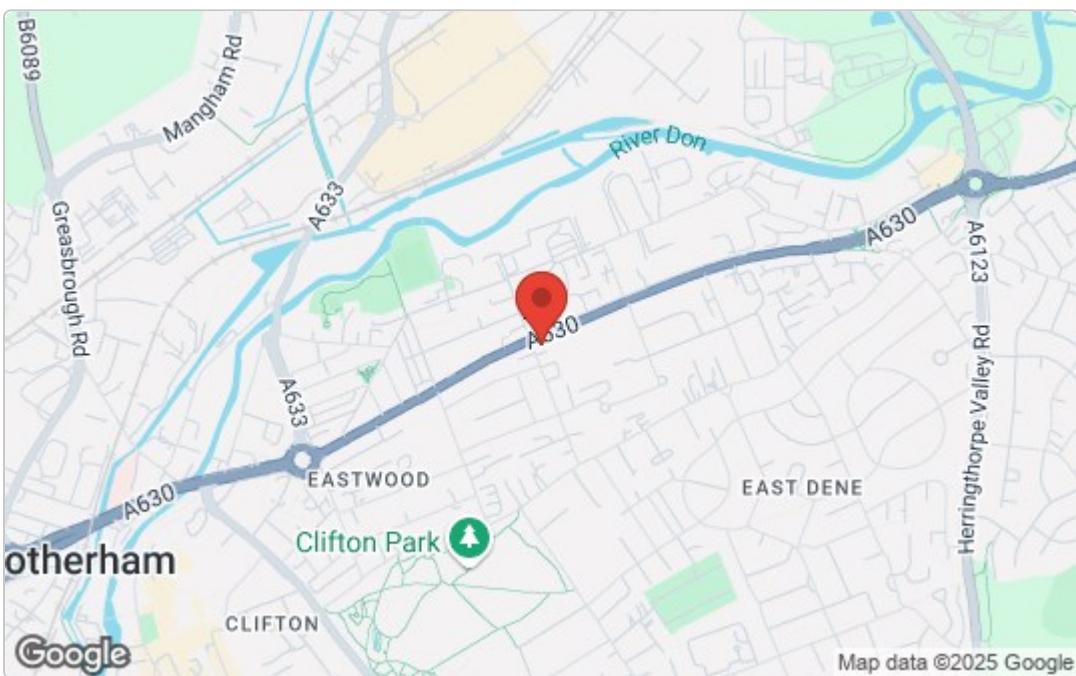
**TOTAL: 83.1 m<sup>2</sup> (894 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

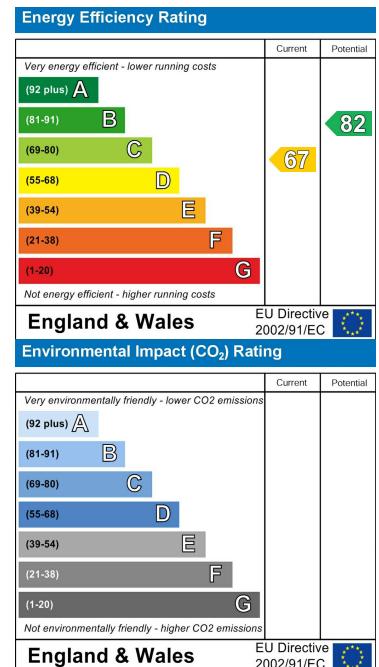


**First Floor**  
Floor area 41.5 m<sup>2</sup> (447 sq.ft.)

## 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.

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