



8 Bennett Close, Rawmarsh, Rotherham, S62 5PE

Asking Price £165,000

**** NO FORWARD CHAIN **** Offered for sale is this three bedroom, semi detached property which has been recently refurbished throughout. Benefiting from an open plan kitchen with fitted white goods, this property would be perfect for a first time buyer or family alike.

Entrance Hallway

Property is accessed through a double glazed door, a radiator and a window.

Lounge 12'0" x 10'5" (3.66 x 3.20)



Having a double glazed window, a radiator and laminate flooring.

Open Plan Kitchen 18'6" x 10'4" (5.65 x 3.16)



Having a range of wall and base units with a fitted sink unit, fitted washing machine and dish washer, space for fridge freezer, storage cupboard housing the boiler, central island with bar stools, fitted range cooker and extractor fan, understairs storage, two double glazed windows and a door to the rear garde.

First Floor Landing



Having a double glazed window, radiator and loft access.

Bedroom One 12'6" x 11'0" (3.82 x 3.36)



Having a double glazed window and a radiator.

Bedroom Two 10'7" x 10'0" (3.24 x 3.06)



Having a double glazed window and a radiator.

Bedroom Three 9'9" x 8'1" (2.99 x 2.48)



Having a double glazed window and a radiator.

Bathroom



Having a panelled bath with shower attachment and rain shower, shower screen, hand wash basin with vanity unit underneath, low flush w.c, heated towel rail and part tiled to splash basins. A double glazed window to the rear elevation.

Outside



To the front of the property is a low maintenance garden with a driveway to the side leading to the garage. To the rear of the property is a garden area.

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 driveway and garage

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>

Agents Note

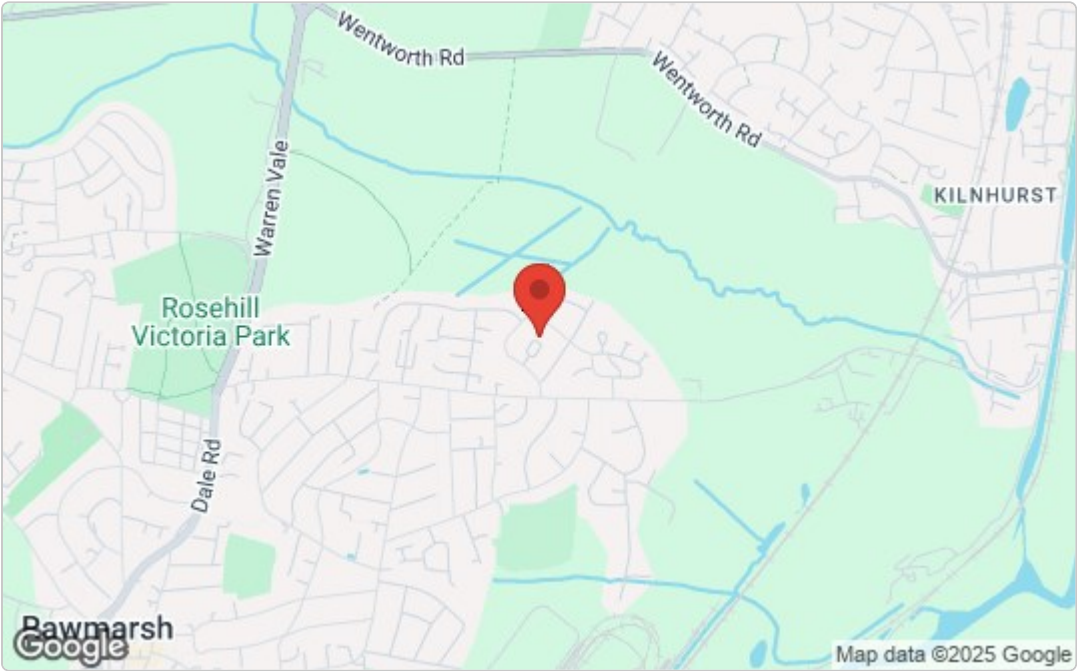
Please note the owner has recently fitted a boiler system and purchased new white goods for the property.

Floor Plan



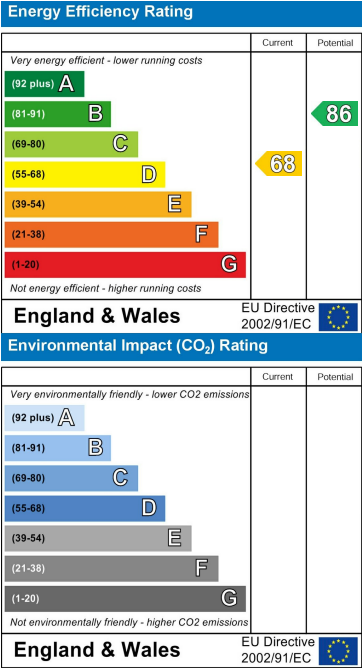
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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.

Energy Efficiency Graph



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