merryweathers
Est. 1832

3 Island Close, Rotherham, S60 3JZ

Offers In The Region Of £275,000

A viewing is recommended of this four bedroomed three storey semi detached. Property comprises to ground floor: lounge, bedroom four/ sitting room, ground floor W.C., first floor, lounge/ dining room, dining kitchen with built in appliances, 2nd floor: three bedrooms, bathroom and en-suite shower room. Driveway and detached garage. Gardens to front and rear. Located within a popular suburb of Rotherham, with access to Schools, local amenties and transport networks. ## NO VENDOR CHAIN##.

Entrance Hallway

UPVC double glazed entrance door open to entrance hallway, with central heating radiator, doors leading to lounge, bedroom four/ sitting room, ground floor W.C. understairs cupboard, UPVC double glazed rear door and stairs rising to first floor.

Lounge 17'5" x 11'5" (5.32m x 3.48m)

With focal point fireplace with electric fire and fire surround and hearth, central heating radiator and front facing UPVC double glazed window.

Bedroom Four/ Sitting Room 9'8" x 8'11" (2.96m x 2.74m)

With rear facing UPVC double glazed window and central heating radiator.

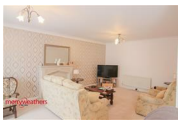
Ground Floor W.C. 7'9" x 2'11" (2.37m x 0.89)

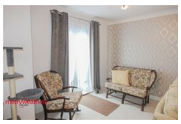
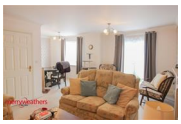
With suite in white, comprising of Low flush W.C., sink, central heating radiator and UPVC side window.

First Floor

First Floor landing with doors leading to lounge/ dining area, dining kitchen and stairs rising to second floor.

Lounge 19'11" x 11'8" (6.08m x 3.57m)



Large open plan lounge, with focal point fireplace, housing electric fire set within fire surround and hearth, central heating radiator and front facing UPVC french style doors leading to Juliette balcony.

Dining Area 18'5" x 7'3" (5.62m x 2.21m)

Front facing UPVC window and central heating radiator

Dining/ Kitchen 18'4" x 7'7" (5.61m x 2.32m)

With modern fitted wall and base units, work surfaces and splashback tiling. Comprising of integrated electric oven, gas hob and extractor fan, sink, space for washing machine and fridge/ freezer. Central heating radiator, rear UPVC double glazed window and rear UPVC French doors leading to Juliette balcony, overlooking rear garden.

Second Floor

Stairs rise to second floor landing, with doors leading to three bedrooms, bathroom, central heating radiator and overstairs cupboard.

Bedroom One 14'10" x 11'11" (4.54m x 3.64m)

Front facing UPVC double glazed window, central heating radiator, fitted wardrobes and door to en-suite shower room.

En-suite Shower Room 7'6" x 3'2" (2.30m x 0.97)

White suite comprsing of shower cubicle, sink, low flush W.C. partially tiled and central heating radiator.

Bedroom Two 11'1" x 10'2" (3.40m x 3.10m)

Rear facing UPVC double glazed window and central heating radiator. Loft access.

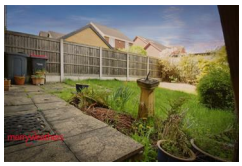
Bedroom Three 8'1" x 7'11" (2.47m x 2.42m)

Rear facing UPVC double glazed window and central heating radiator.

Bathroom 6'3" x 5'6" (1.91m x 1.69m)

Partially tiled with suite in white comprising of bath with overhead shower, low flush W.C. and sink. Front UPVC window and central heating radiator.

Outside



Gated access to front with path leading to front porch, with shrubs. Side driveway leads to detached garage and side gate give access to rear garden mainly laid to lawn with patio area and flower beds and shrubs with privacy provided by fencing.

Material Information

Council Tax Band D
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: Drive 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
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 48.6 sq.m. (523 sq.ft.)

First Floor
Floor area 46.3 sq.m. (499 sq.ft.)

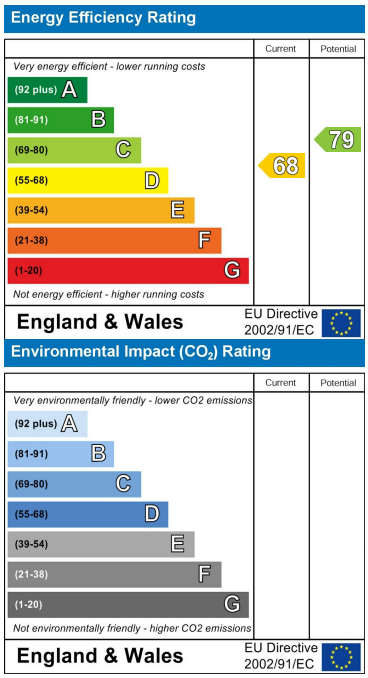
Second Floor
Floor area 47.4 sq.m. (510 sq.ft.)

Total floor area: 142.3 sq.m. (1,532 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

Area Map

Energy Efficiency Graph



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