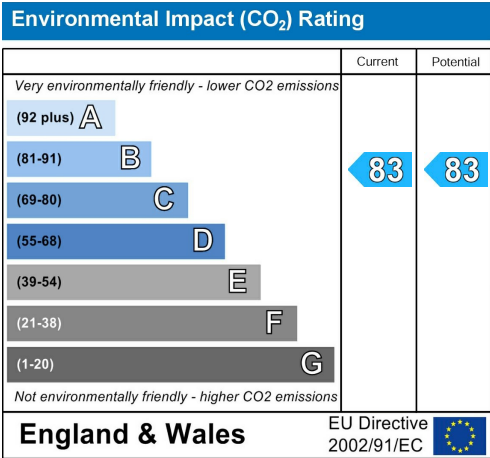
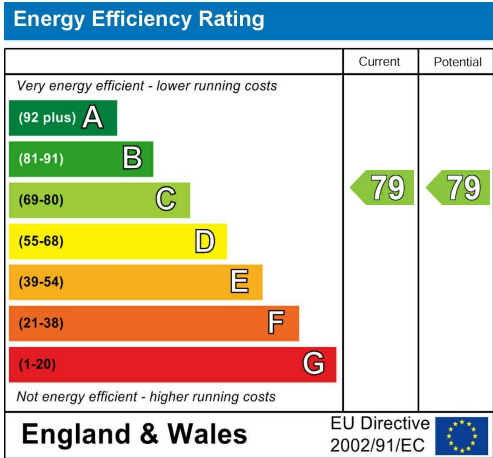
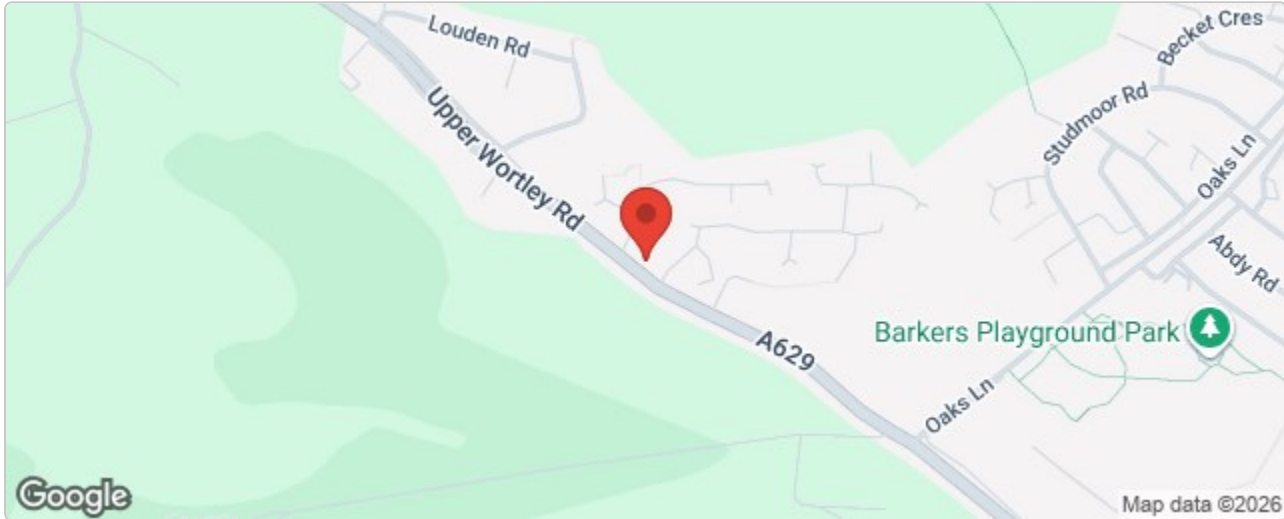


Energy Efficiency Graph



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.



Interested in selling with  
Merryweathers?

Get in touch with your local office today on 01709 311190 or visit our website Merryweathers.co.uk for a free valuation.

5 Elderberry Close, Thorpe Hesley,  
Rotherham, South Yorkshire, S61 2NZ

Asking Price £130,000



# Key Points

Situated on this most desirable estate is this ground floor two bedroom apartment which offers the opportunity to live in one of the most demanded areas of Rotherham. With gas central heating, UPVC double glazing, security intercom, one allocated parking space and kitchen with integrated appliances.

- Communal Entrance Hallway
- Private Entrance Hallway with Intercom
- Lounge/Dining Room
- Modern Kitchen
- Three Piece Suite Bathroom
- Newly Decorated Throughout
- Ground Floor Apartment
- Two Bedrooms

# About This Property

## Communal Entrance Hallway

## Private Entrance Hallway

With central heating radiator, intercom phone and built-in store cupboard.

## Lounge/Dining Room

With front and side facing double glazed windows, two central heating radiators and television point. French style doors connect through to the:-

## Kitchen

Set beneath the side facing double glazed window are roll edge work surfaces incorporating a stainless steel sink unit with mixer tap, together with a stainless steel Zanussi gas hob with split-level Zanussi electric oven and above the hob is a concealed extractor hood. The kitchen is fitted with a range of modern white fronted wall, base and drawer units with integral washing machine and a free-standing dishwasher. Concealed wall mounted boiler supplies the hot water and central heating systems.

## Bedroom One

Front facing double glazed window, central heating radiator and television point.

## Bedroom Two

With front facing double gazed window and central heating radiator.

## Bathroom

Fitted with a modern white three-piece comprising panel bath with overhead mixer shower and side screen, low level w.c. and pedestal wash hand basin. There is tiling to the bath area, central heating radiator and extractor fan.

## Outside

There is one designated parking space and communal lawned gardens.

## Material Information

Council Tax Band A

Tenure Leasehold

Property Type Apartment

Construction type Brick/stone

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 Allocated Space

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>

