



21 Stevenson Drive, Rotherham, S65 2LE

Asking Price £165,000

A move in ready three double bedroom extended, semi detached house in excellent condition set on a corner plot in the Rotherham area. The property is offered for sale with NO UPWARD CHAIN, GAS, CENTRAL HEATING AND UPVC DOUBLE GLAZING.

The accommodation comprises of side porch, a downstairs shower room, storage cupboard, kitchen and spacious lounge with additional walk in storage cupboard. There are three double bedrooms and a storage cupboard on the first floor. Outside is a single garage and driveway offering off-road parking, front and rear gardens.

Stevenson Drive is located to the east of Rotherham town centre, within easy reach of a range of shops, supermarkets and everyday amenities. Rotherham town centre provides further retail options, restaurants and leisure facilities.

Public transport is available from Rotherham Central station, which offers regular services to Sheffield in around 15 minutes and to Leeds in under an hour, as well as connections towards Doncaster. Local bus routes also serve the surrounding residential areas, providing links into the town centre and neighbouring districts. Council tax is band A and the EPC rating is D.

Entrance Porch

Being accessed through a double glazed door into entrance hallway. Storage cupboard.

Downstairs Shower Room



Having a shower cubicle with electric shower, hand wash basin and low flush w.c with a vanity unit underneath, radiator, part tiled and a double glazed window.

Lounge



Having a window, radiator, gas fire and surround with understairs cupboard.

Kitchen



Having a range of wall and base units with a sink unit, extractor hood, part tiled, customer leaving the cooker, washing machine and fridge freezer as part of the sale. Door to rear garden.

First Floor Landing

Storage cupboard housing the boiler.

Bedroom One

Having a window and a radiator.

Bedroom Two

Having a window and a radiator.

Bedroom Three

Having a window and a radiator.

Outside



To the front of the property is a lawned garden area with a driveway to the side, leading to the garage. To the rear of the property is an enclosed patio garden.

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

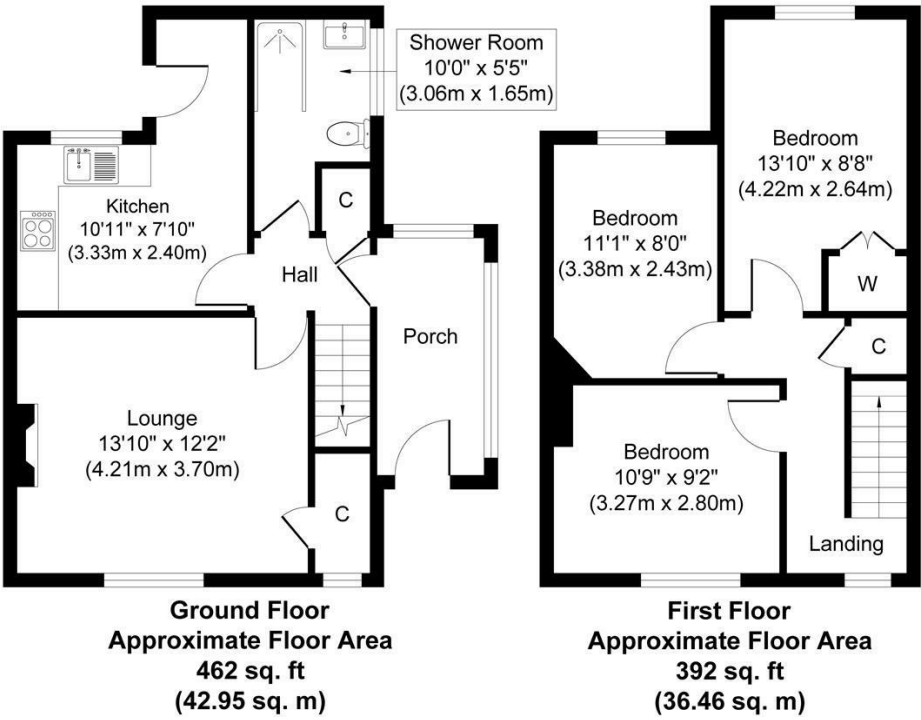
Coal mining area South Yorkshire is a mining area

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>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

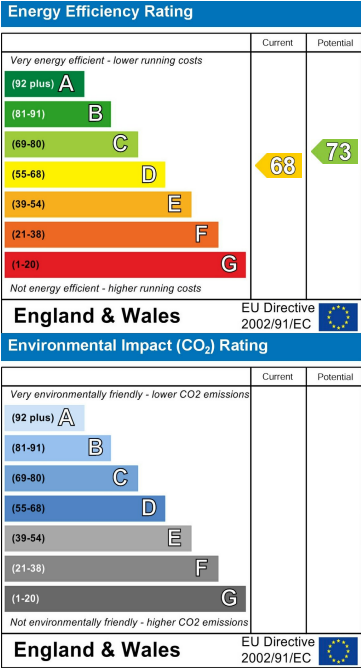


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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