



25 Albion Road, Rotherham, S60 2NF

£110,000

EXCELLENT RENTAL INVESTMENT

LOCATED ONLY A MOMENTS WALK FROM THE TOWN CENTRE
MID-TERRACED HOUSE
GAS CENTRAL HEATING
uPVC DOUBLE GLAZING
VACANT POSSESSION
POTENTIAL FOR 4 BEDROOMS
FREEHOLD
COUNCIL TAX BAND 'A'
EPC RATING 'D'

ENTRANCE HALL

With uPVC front door

BEDROOM/LOUNGE 12'7" x 12'9" (3.85 x 3.89)



With uPVC window and radiator

BEDROOM/DINING ROOM 8'5" x 12'11" (2.59 x 3.94)



With radiator and uPVC window

KITCHEN



With fitted base and wall cupboards and integrated electric hob and oven with high level extractor hood. Wall-mounted gas central heating boiler. Plumbing for washing machine. uPVC entrance door and window

FIRST FLOOR LANDING

FRONT BEDROOM 12'9" x 11'9" (3.89 x 3.59)



With radiator and uPVC window

REAR BEDROOM 12'9" x 12'6" (3.9 x 3.83)



With radiator and uPVC window

SHOWER ROOM/W.C.



With shower enclosure, W.C. and wash basin. heated towel rail

OUTSIDE

On-street permit parking and enclosed rear yard.

MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property Type - Mid-terraced 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 - On-street permit parking

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>

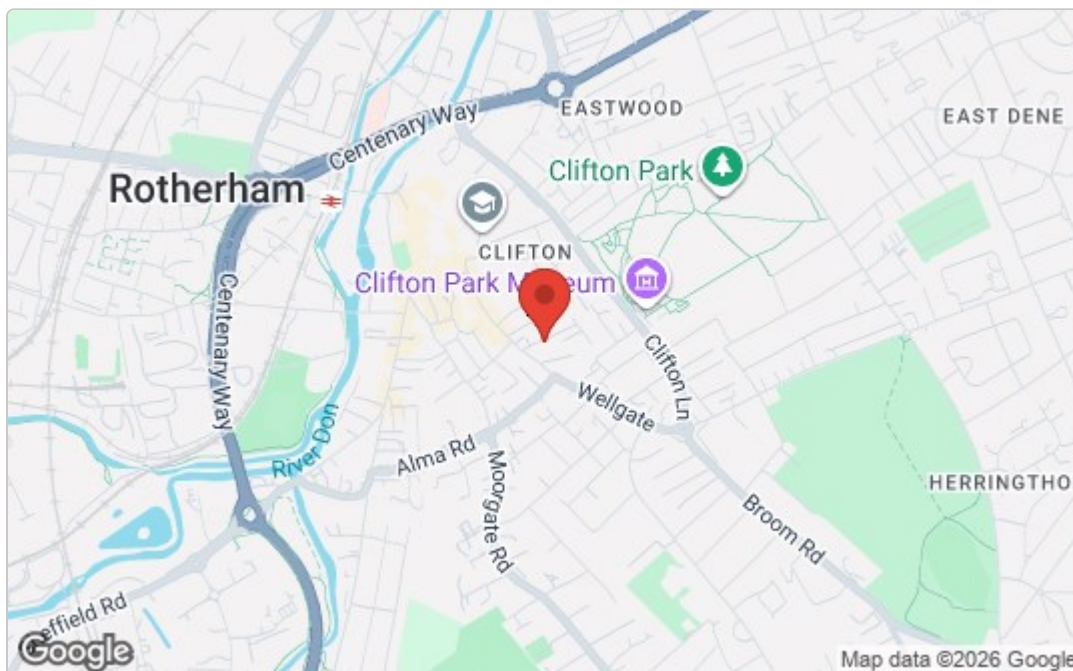
We advise all clients to discuss the above points with a conveyancing solicitor.

- TWO BEDROOMED TERRACED
- UPVC DOUBLE GLAZING
- IDEAL INVESTMENT

- GAS CENTRAL HEATING
- WELL MAINTAINED



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

