merryweathers
Est. 1832









99 Green Lane, Rawmarsh, Rotherham, S62 6JY

Asking Price £125,000

This 2/3 bedroom end of terrace house in Rawmarsh, Rotherham, offered in good condition and close to local amenities. The property provides two reception rooms, offering flexible living and dining space. It is arranged as a 2/3 bedroom layout, with access to one of the bedrooms via another, which may suit a first-time buyer or investor seeking adaptable accommodation.

Claypit Lane is within reach of Rawmarsh's shops, everyday services and takeaways along nearby high street areas such as Bellows Road, providing convenient access to groceries and local cafés. Green space can be enjoyed at nearby parks around Rawmarsh and the wider Rotherham area, offering walking routes and play areas.

Public transport links include easy access by bus towards Rotherham town centre and neighbouring districts, with onward connections by train from Rotherham Central to Sheffield, Leeds and beyond. Typical journey times from Rotherham Central to Sheffield are around 15 minutes by rail. Road links connect towards the A633 and M1, giving further access across South Yorkshire for commuting or leisure.

Entrance Porch
Property is accessed via a composite door.

Entrance Hall
Through a double glazed door.

Lounge



Having a double glazed window, a radiator with a real flame gas fire.

Kitchen / Diner





Having a range of wall and base units with a ceramic sink unit, wall mounted boiler in a cupboard, space for washing machine and fridge freezer, hob and oven, radiator, door to the cellar. Door leading to inner hallway.

Inner hallway
Having door to the rear garden and a bathroom.

Bathroom



Having a panelled bath with shower attachment, hand wash basin with vanity underneath, low flush w.c, and a window to the side elevation.

First Floor Landing

Bedroom



Having a double glazed window and a radiator. Door leading into further room.

Bedroom



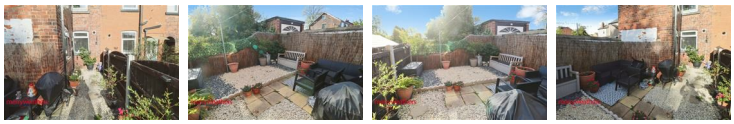
Having a double glazed window and a radiator.

Bedroom



Having a double glazed window and a radiator.

Outside



To the front of the property is a small forecourt garden.
To the rear of the property is an enclosed garden area which is low maintenance.

Material Information

Council Tax Band A
Tenure Freehold
Property Type terrace 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
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.

"Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

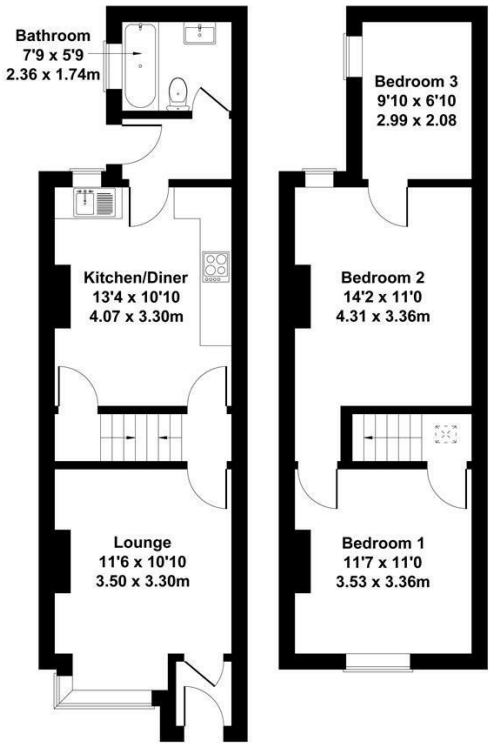
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."

Floor Plan

99 Green Lane, Rawmarsh, S62 6JY

Approximate Gross Internal Area
807 sq ft - 75 sq m

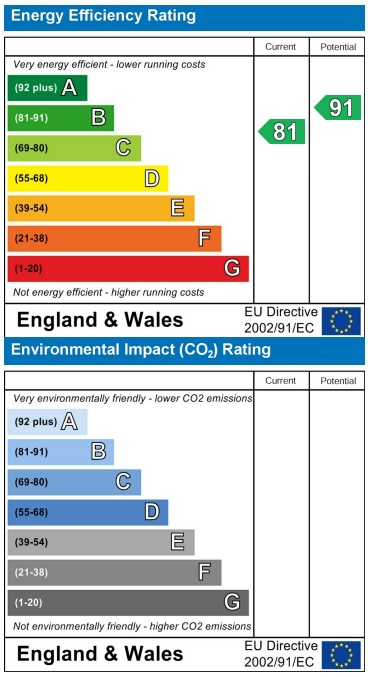


Floor plans are for identification purposes only.
All measurements are approximate.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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