



61 Wheatcroft Road, Rawmarsh, Rotherham, South Yorkshire, S62 5EF

**Offers Around £175,000**

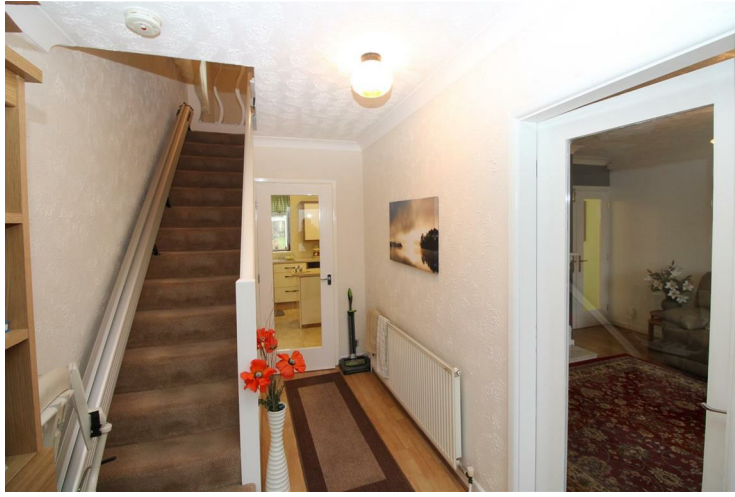
Generous three bedroom detached property in Rawmarsh which would be perfect for family buyers and is available with no onward chain.

The property is well presented and neutrally decorated throughout and offer generously proportioned room, large family kitchen/diner, conservatory and a large rear garden.

Accommodation is set over two floors and briefly comprises; entrance hallway, living room, kitchen/diner, conservatory, first floor landing, three good size bedrooms and a modern shower room. Externally is a driveway for three cars, detached garage and gardens to the front and rear.

The property offers quick and convenient access to the main road networks and has excellent public transport links, the area is also served by a range of amenities and local schools.

## Hallway



The entrance hallway has a double glazed door with double glazed windows either side to the front elevation, laminate flooring, central heating radiator, coving, ceiling light, stairs to the first floor and glazed timber doors to access the living room and kitchen/diner.

## Living Room 11'9" x 14'5" (3.6m x 4.4m)



Double glazed window to the front, laminate flooring, central heating radiator, feature fireplace with an electric fire, coving, ceiling light and twin glazed timber doors which lead through to the kitchen/diner.

## Kitchen/Diner 19'0" x 10'9" (5.8m x 3.3m)



Generous family kitchen/diner which has a fitted kitchen with a range of wall and base units, worktops, complimentary wall tiles and a kitchen island, electric cooker, stainless steel sink and drainer with a mixer tap, integrated fridge/freezer, washing machine and dishwasher, vinyl flooring, useful storage cupboard, plinth kick heater, coving, ceiling light, double glazed window to the rear and a double glazed sliding door to access the conservatory.

## Conservatory 16'8" max x 10'9" max (5.1m max x 3.3m max)



Double glazed conservatory which looks out over the garden which has a side entrance door, rear sliding door and a tiled floor.

## Landing

Carpet to the stairs and landing, double glazed window to the side, airing cupboard, coving, ceiling light and doors to access the bedrooms and bathroom.

## Bedroom One 10'5" into wardrobes x 14'9" (3.2m into wardrobes x 4.5m)



Double glazed window to the front, carpet flooring, central heating radiator, coving, ceiling light, useful storage cupboard and fitted wardrobes with sliding mirror doors.

## Bedroom Two 9'10" x 10'9" into wardrobes (3.0m x 3.3m into wardrobes)



Double glazed window to the rear, carpet flooring, central heating radiator, coving, ceiling light and fitted wardrobes with sliding mirror doors.

**Bedroom Three 8'2" max x 11'9" max (2.5m max x 3.6m max)**



Double glazed window to the front, carpet flooring, central heating radiator, coving, ceiling light and and a useful storage cupboard.

**Shower Room**



Modern shower room which features a glass shower cubical with an electric shower, vanity wash basin and low level w.c, laminate flooring, cladded walls, chrome towel radiator, ceiling light and two rear facing double glazed privacy windows.

**Garage 9'2" x 18'0" (2.8m x 5.5m)**

Detached garage which has just undergone a refurbishment which included a brand new roof which has an up and over garage door, timber side entrance door and window, power and lighting.

**Outside**

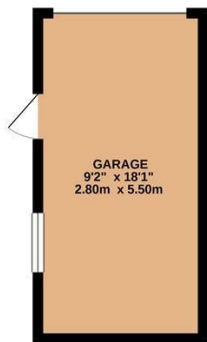


To the front of the property is a generous gated driveway which runs up the side of the property and will accommodate up to three cars, steps to access the front entrance door and a lanwed garden with a range of well established plants and shrubs.

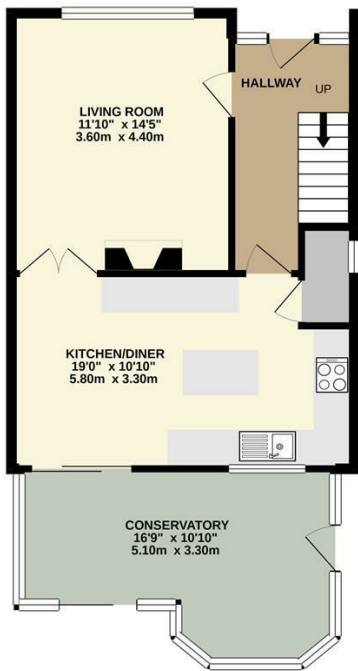
To the rear is a generous garden which features a lawn, three separate paved patio seating areas, a range of mature plants and shrubs, garden shed and a greenhouse.

# Floor Plan

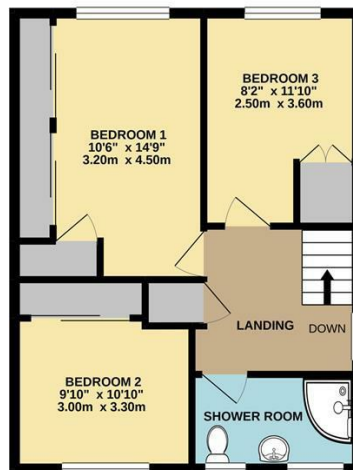
GARAGE  
166 sq.ft. (15.4 sq.m.) approx.



GROUND FLOOR  
632 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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