



41 Sopewell Road, Kimberworth, Rotherham, S61 2JJ

£160,000

A two bedroom semi detached house, offered for sale with no upward chain and benefitting from gas central heating, uPVC double glazing and off-road parking.

The accommodation briefly comprises: Entrance Hall, Lounge, separate Dining Room, Spacious Kitchen with Utility Room, two double Bedrooms and a re-fitted Bathroom incorporating a shower cubicle.

Outside there are good sized lawned gardens with driveway.

The property is within 5 minutes drive from both Meadowhall and the M1 intersection with regular bus services nearby to both Rotherham and Sheffield

HALL



With uPVC door, radiator and understairs cupboard

LOUNGE 10'11" x 12'11" (3.35 x 3.96)



With fireplace surround and gas fire, radiator and uPVC double doors opening into the rear garden

DINING ROOM 9'0" x 9'1" (2.75 x 2.78)



With radiator and uPVC rear facing window

KITCHEN 16'6" x 9'11" (5.04 x 3.03)



With fitted base and wall units, inset polycarbonate sink, gas cooker point, radiator, two front facing uPVC windows and side uPVC entrance door

UTILITY ROOM 6'6" x 5'9" (2 x 1.76)

With radiator and uPVC window

LANDING



With pull-down aluminium ladder rising to the Loft

REAR BEDROOM ONE 11'0" x 13'1" (3.36 x 4)



With fitted wardrobes, radiator and uPVC window

REAR BEDROOM TWO 9'1" x 14'1" (2.77 x 4.3)



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.

Having fitted wardrobes, radiator and uPVC window

BATHROOM 9'10" x 5'4" (3 x 1.65)



With re-fitted white suite comprising a panelled bath, vanity wash basin, W.C. and Shower cubicle. Tiling to the walls and floor, heated towel rail and two uPVC opaque glazed window

OUTSIDE



To the front is a lawned garden with concreted drive providing off-road car parking. To the rear is an enclosed lawn with paved patio.

MATERIAL INFORMATION

Council Tax Band: A

Tenure: Freehold

Property Type: Semi detached House

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

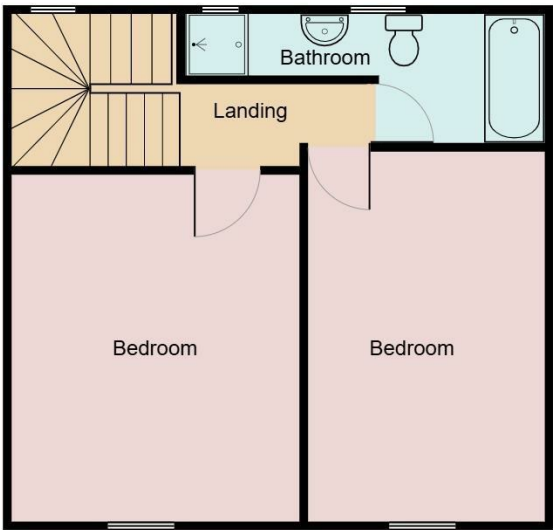
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

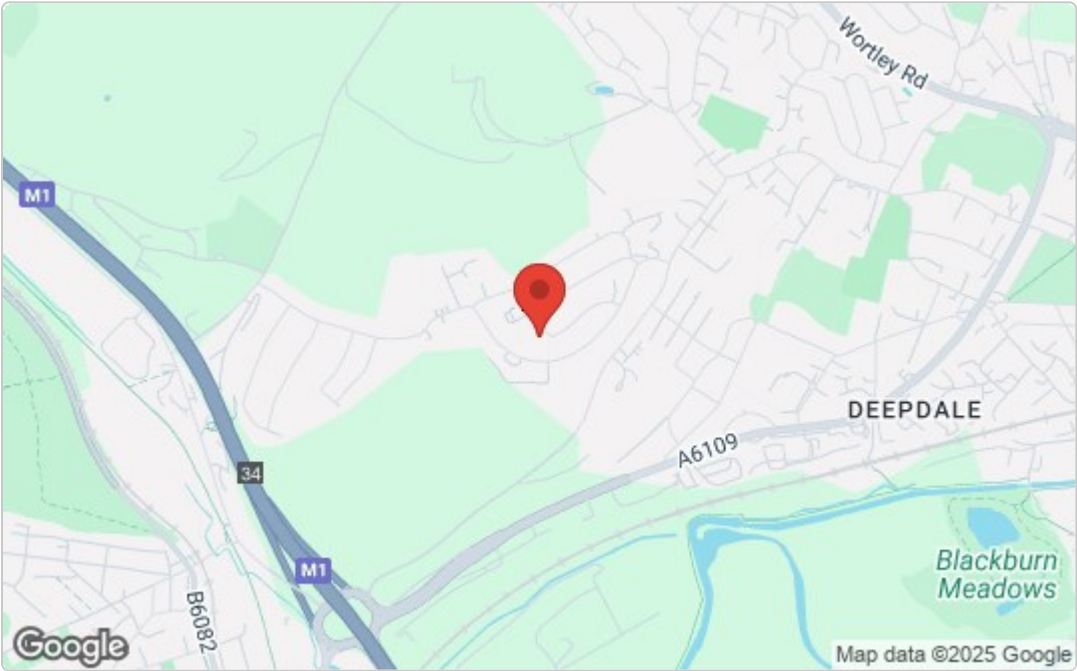
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Floor Plan

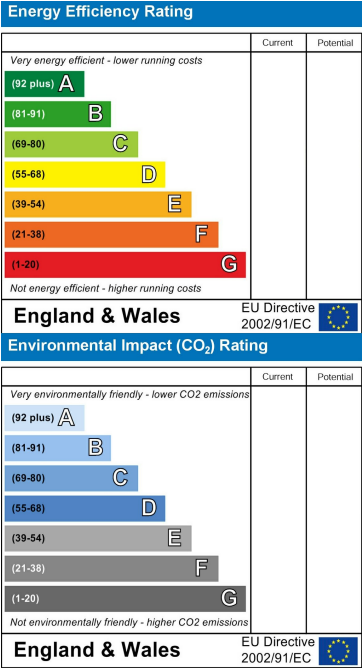


Area Map



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

Energy Efficiency Graph



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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

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