



49 Albion Road, Clifton, Rotherham, S60 2NF

**Offers In The Region Of £120,000**

An extremely well-appointed and decorated THREE BEDROOM MID-TERRACED HOUSE located on a moments walk from the Town Centre.

The property, which will undoubtedly be of interest to both first-time buyers and investors alike, offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN, the accommodation comprises: Lounge, Kitchen with Cellar, three Bedrooms and Bathroom. There is an enclosed rear garden and on-street permit parking.

## LOUNGE 11'10" x 11'9" (3.62m x 3.6m)



With uPVC entrance door and front facing uPVC window. with radiator beneath. Pine fireplace surround, laminate flooring

## KITCHEN 11'10" x 13'1" (3.62m x 4.0m)



With a range of re-fitted base and wall units and contrasting work surfaces. Inset stainless steel sink set beneath the rear facing uPVC window with uPVC rear entrance door to one side. Integrated electric hob and oven with high level extractor hood. Built-in wine cooler, space and plumbing for washing machine. Fitted breakfast bar with radiator beneath. Ceiling downlighters and laminate flooring. Storage cellar leading off

## FIRST FLOOR LANDING

## REAR BEDROOM ONE 7'6" x 13'4" (2.29m x 4.07)



With uPVC window and radiator

## FRONT BEDROOM TWO 5'7" x 11'11" (1.72m x 3.64m)



With radiator, uPVC window and built-in storage cupboard

## FRONT BEDROOM THREE 6'2" x 8'6" (1.88m x 2.6m)



With radiator and uPVC window

## BATHROOM 5'7" x 8'9" (1.71m x 2.69m)



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>

With white suite comprising panelled bath with mixer tap shower, wash basin and W.C. with tiling to the walls, heated towel rail and uPVC opaque window.

## OUTSIDE



On-street permit parking whilst to the rear is an enclosed garden with brick storeplace and astro turf lawn

## MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type Terrace

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>

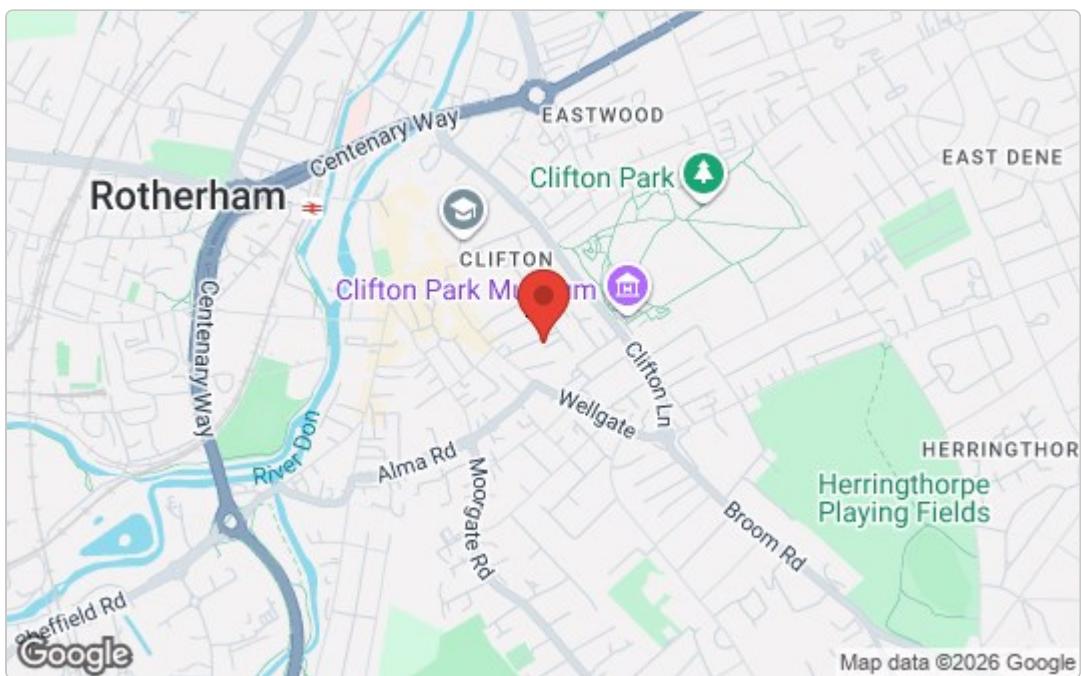
Planning permissions N/A

Accessibility features N/A

## Floor Plan



## 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		
(55-68) D		
(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	

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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