



28 Southmoor Lane, Armthorpe, Doncaster, DN3 3TQ

Offers In Excess Of £130,000

Situated at the head of this cul de sac is this perfect starter home, situated to be within this much sought after location of Armthorpe. With the various amenities nearby there are excellent transport and motorway links for the commuter and with well regarded schooling near by. The property is sold with no onward vendor chain.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End 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 - Off Road

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.

Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'1" x 11'11" (3.69 x 3.65m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Kitchen 12'1" x 10'9" (3.69 x 3.28)



Fitted with a range of wall base and drawer units finished with a rolled edge work surface incorporating a single bowl stainless steel sink with tiling to the splash backs. There is an integrated electric fan assisted oven with four ring gas hob and extractor hood above, as well as plumbing for a washing machine with appliance recess, two double glazed windows to the rear elevations and a double panel central heating radiator. There is also a door leading into the rear garden.

Landing

There is a double glazed window to the side elevation, access into the loft space, a central heating radiator and doors leading off to the bedrooms and bathroom.

Bedroom One 11'2" x 9'1" (3.41 x 2.79m)



Having a double glazed window to the front, a central heating radiator and built in over stairs storage cupboard.

Bedroom Two 8'3" x 5'8" (2.52 x 1.74m)



With rear facing upvc window and central heating radiator

Bathroom 5'7" x 5'3" (1.72 x 1.62)



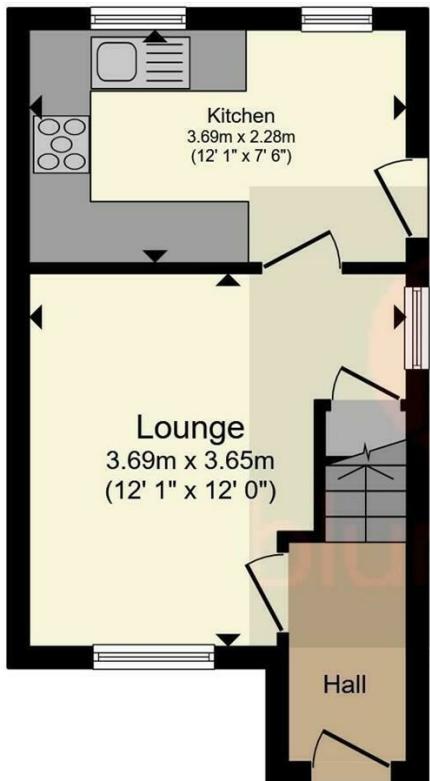
Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with a shower attachment above. With fully tiled walls there is a central heating radiator, extractor fan and double glazed window to rear elevation.

External

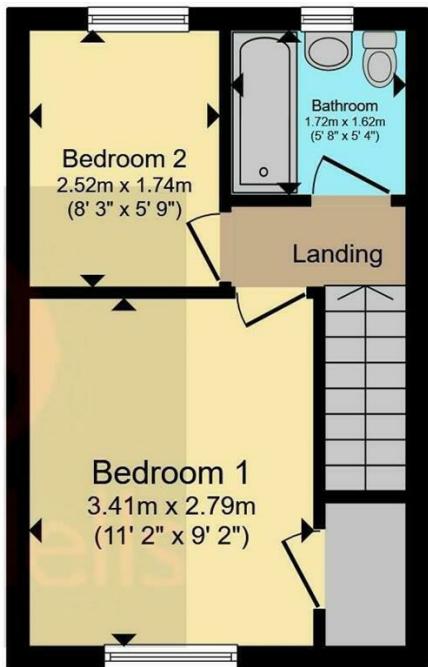


To the rear is spacious family garden, mainly laid to lawn with paved patio area. With outbuilding to the rear.

Floor Plan



Ground Floor



First Floor

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

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