

Saxton Mee



Meadowhall Road Rotherham S61 2JN
Guide Price £140,000



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GUIDE PRICE £140,000-£150,000 ** FREEHOLD ** NO CHAIN ** SOUTH FACING REAR GARDEN **
This three bedroom semi detached property is situated within a popular residential location which provides easy access to public and commuter transport links, is within easy reach of Rotherham town, Sheffield and Meadowhall, and is within a short walk of schools making it a perfect first time purchase. The property has a fabulous sized rear garden and has the potential to create off-road parking, but is in need of a full renovation and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a front door into the entrance hall with a storage cupboard and access into the lounge and the dining room. The lounge has a large front window. The dining room is to the rear aspect and has two cupboards. A door then opens to the kitchen which has a range of units with a work top which incorporates the sink and drainer. There is space for an oven and housing and plumbing for a washing machine. A door then opens into a utility area with wall and base units, a useful store, downstairs WC and access to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal double bedroom is to the rear aspect and has space for furniture and fitted cupboards. Double bedroom two is to the front aspect and again has space for furniture and fitted cupboards. Bedroom three is to the rear. The bathroom has a three piece suite.

- FABULOUS SIZED GARDEN
- IN NEED OF FULL RENOVATION
- POTENTIAL TO CREATE OFF-ROAD PARKING
- CLOSE TO AMENITIES
- PERFECT STARTER HOME
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN WITH UTILITY & WC OFF
- NO CHAIN
- FREEHOLD





OUTSIDE

To the front of the property is a lawned garden. To the rear is a south facing rear garden which is mostly laid to lawn

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

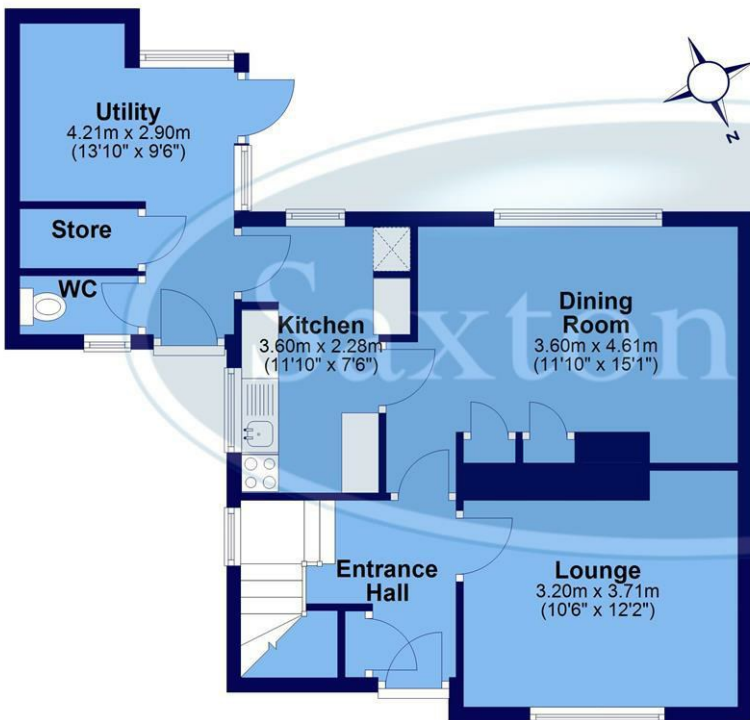
VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Very energy efficient - lower running costs		84	57
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	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(15-38)	E		
(1-20)	F		
(1-20)	G		
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	