



23 Walker Street, Rawmarsh, Rotherham, S62 5EA

Guide Price £190,000

***GUIDE PRICE £190,000 - £195,000 ***

Situated upon this no through road in the sought after area of Rawmarsh is this extended three bedroom family property. Having the living accommodation extended to the rear, there is also a conservatory enjoying views over the extensive gardens. With driveway providing off road parking preceding the garage and early inspection is thoroughly recommended to appreciate the standards on offer.

Merryweathers

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Entrance Hallway

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

Dining Room 17'1 x 13'6 (5.21m x 4.11m)



The dining room is fitted with a central heating radiator, a side facing PVCu double glazed window and is open plan to the lounge.

Lounge 16'2 x 10'4 (4.93m x 3.15m)



The lounge reception room is fitted with a central heating radiator and rear facing PVCu doors to the conservatory

Conservatory 16'5 x 9'4 (5.00m x 2.84m)



The conservatory is fitted with a central heating radiator, rear and side facing PVCu double glazing, laid with a tiled floor and rear facing PVCu French doors to the garden

Kitchen 17'0 x 8'6 (5.18m x 2.59m)



The kitchen is fitted with wall and base units with contrasting work surfaces and tiled splash backs, space for an American style fridge freezer, two plumbing points, a stainless steel sink and drainer, a heated towel rail and front facing PVCu double glazed window.

Master Bedroom 10'4 x 8'0 (3.15m x 2.44m)



The master bedroom has a range of fitted wardrobes, a central heating radiator and a rear facing PVCu double glazed window.

Bedroom Two 10'5 x 8'7 (3.18m x 2.62m)



The second bedroom has a range of fitted wardrobes, a central heating radiator and a front facing PVCu double glazed window.

Bedroom Three 7'5 x 6'8 (2.26m x 2.03m)



The third bedroom is fitted with a central heating radiator and a rear facing PVCu double glazed window

Bathroom



The family bathroom is fitted with a wash hand basin, WC, plastic splash backs, bath with shower over and a chrome heated towel rail.

External



To the front of the property is a well presented driveway providing off road parking preceding the garage. To the rear is an extensive family garden, with paved patio areas and low maintenance garden enjoying an artificial lawn.

Solar Panels

There are solar panels fitted on the property that assist the running costs of the property and are fully owned.

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

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 - Driveway

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

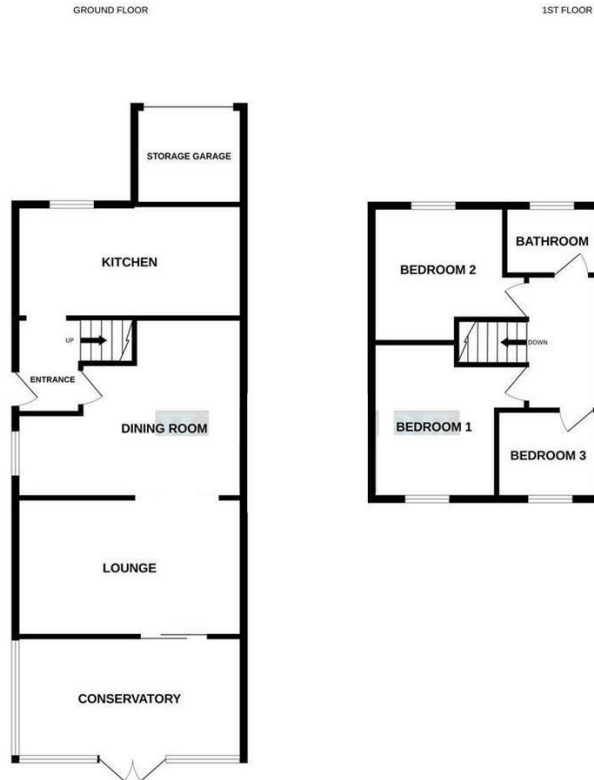
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

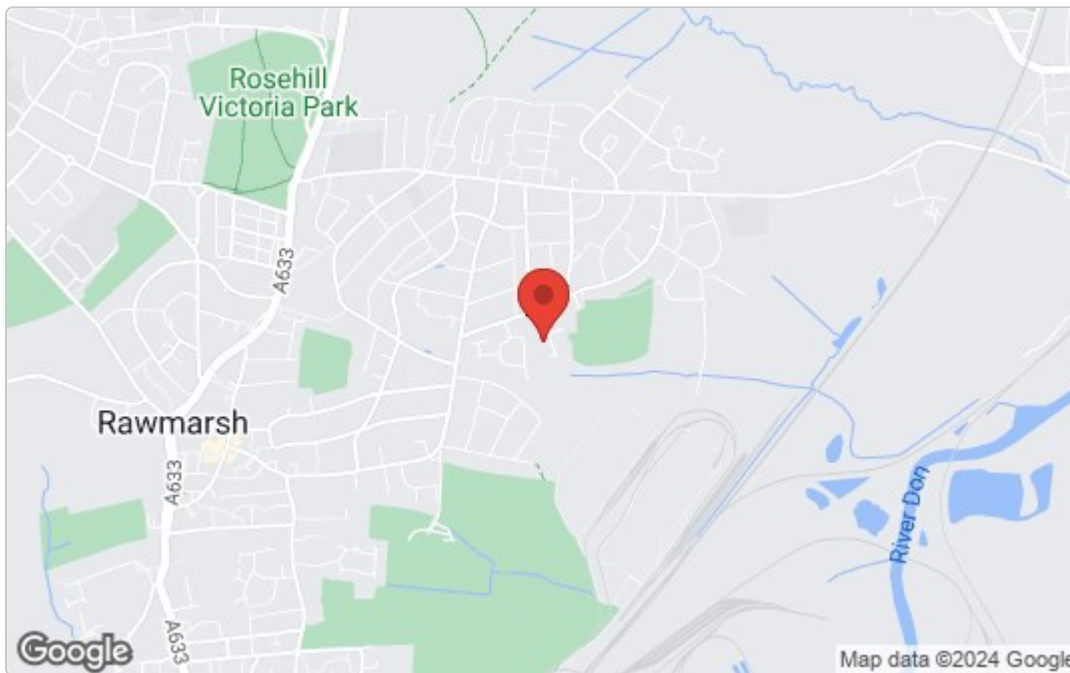
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

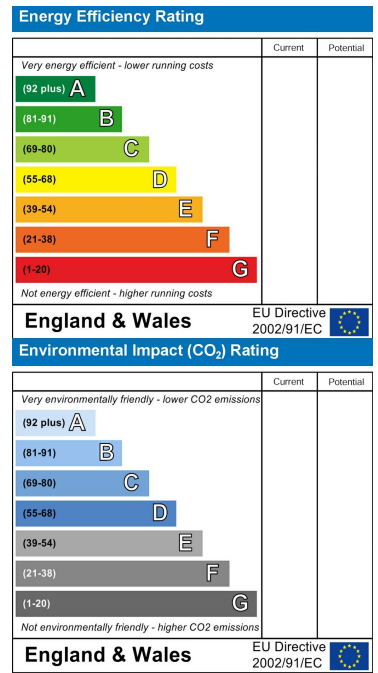
Floor Plan



Area Map



Energy Efficiency Graph



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

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