



9 Thomson Close, Wath-Upon-Dearne, Rotherham, S63 7LY

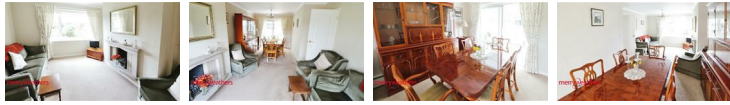
**Asking Price £235,000**

Situated in this highly sought after development in Wath Upon Dearne, is this well presented three bedroom semi detached home, benefitting from a conservatory to the rear and a driveway leading to a garage. The property is suitable for a variety of purchasers and boasts good room sizes throughout in this corner position. Call Merryweathers today to secure your viewing.

### Entrance Hall

Property is accessed via a double glazed door, a radiator and stairs to the first floor landing.

### Lounge Dining Room 11'6" x 23'0" (3.51 x 7.02)



Having a double glazed window, two radiators, a feature fire with real flame gas fire and sliding doors leading into the conservatory.

### Conservatory 11'2" x 9'6" (3.41 x 2.90)



Having a tiled flooring and a door leading into the rear enclosed garden.

### Kitchen 8'10" x 8'4" (2.71 x 2.56)



Having a range of wall and base units, with a sink unit, space for a washing machine, space for a cooker, tiling to splash back areas, storage cupboard, a double glazed window and a door leading to the outside.

### First Floor Landing

Having a double glazed window and providing loft access with ladders.

### Bedroom One 11'1" x 10'6" (3.39 x 3.22)



Having a double glazed window, a radiator and two fitted wardrobes.

### Bedroom Two 10'8" x 9'7" (3.27 x 2.94)



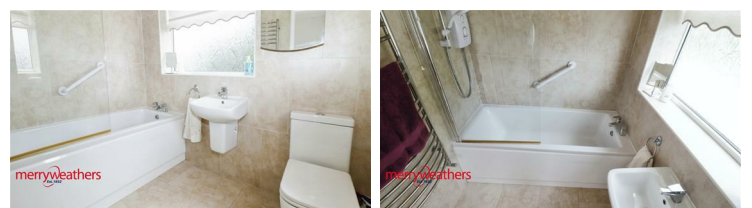
Having a double glazed window and a radiator.

### Bedroom Three 11'2" x 6'10" (3.41 x 2.09)



Having a double glazed window, a storage cupboard and a radiator.

### Bathroom



Having a panelled bath with a shower screen, low flush w.c, hand wash basin, two double glazed windows, tiled flooring, heated towel rail.

## Outside



To the front of the property is a low maintenance garden area with a driveway leading to the garage. To the rear of the property is a paved garden area with shrubs and bedding plants all of which is fully enclosed.

### Material Information

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

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

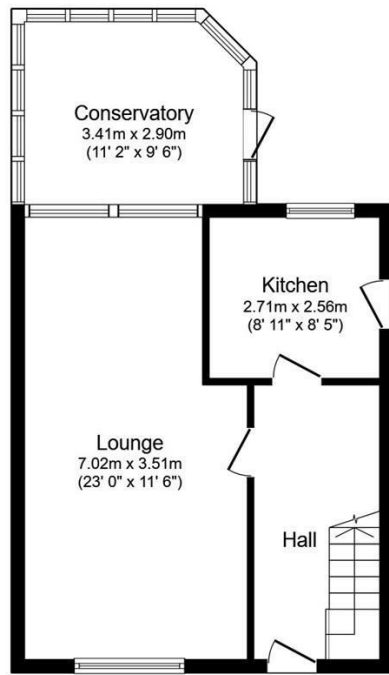
Coal mining area South Yorkshire is a mining area

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

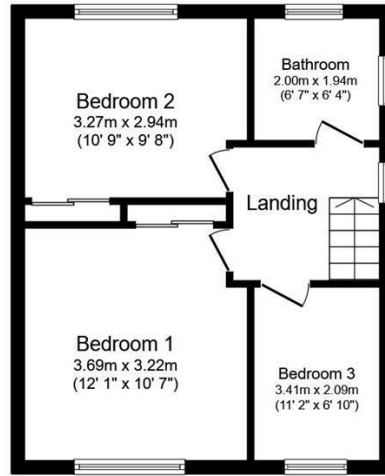
<https://www.groundstability.com/public/web/home.xhtml>

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

## Floor Plan



**Ground Floor**  
Floor area 50.1 m<sup>2</sup> (539 sq.ft.)



**First Floor**  
Floor area 39.6 m<sup>2</sup> (426 sq.ft.)

TOTAL: 89.7 m<sup>2</sup> (966 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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