



69 Burman Road, Wath-Upon-Dearne, Rotherham, S63 7NG

Asking Price £155,000

Situated to be within walking distance of well regarded schooling both primary and secondary is this traditional Three Bedroom Semi detached property. Offered with block paved driveway providing off road parking for a number of vehicles, there are extensive gardens to the rear, mainly laid to lawn and enjoying a summer house. The property itself hosts a downstairs WC, benefiting from upvc double glazing and gas fired central heating.

Merryweathers

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Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - A

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.

Entrance Hallway

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

Downstairs WC



With low flush WC, wash hand basin and opaque window.

Lounge 11'11" x 13'7" (3.65 x 4.16)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Dining Kitchen 19'0" x 10'10" (5.80 x 3.31)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below extractor hood above. With integrated items to include a fridge and freezer with space and plumbing for an automatic washing machine. The room also hosts a rear facing UPVC double glazed entrance door entering the rear garden and central heating radiator

Principal Bedroom 14'1" x 10'8" (4.31 x 3.26)



With rear facing upvc window and central heating radiator.

Bedroom Two 10'9" x 10'3" (3.30 x 3.14)



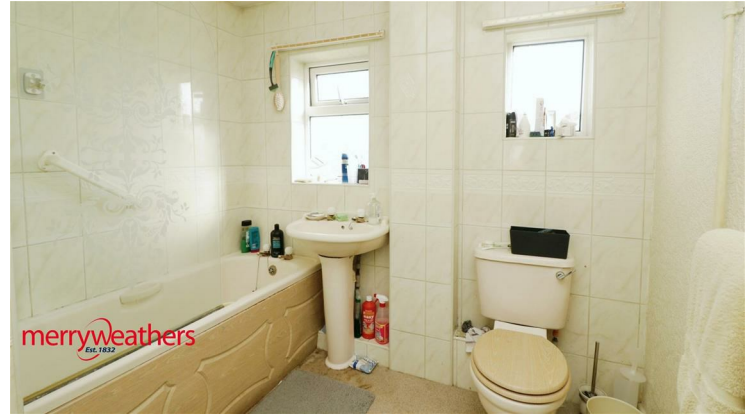
With front facing upvc window and central heating radiator.

Bedroom Three 7'11" x 8'1" (2.43 x 2.47)



With front facing upvc window and central heating radiator

Bathroom



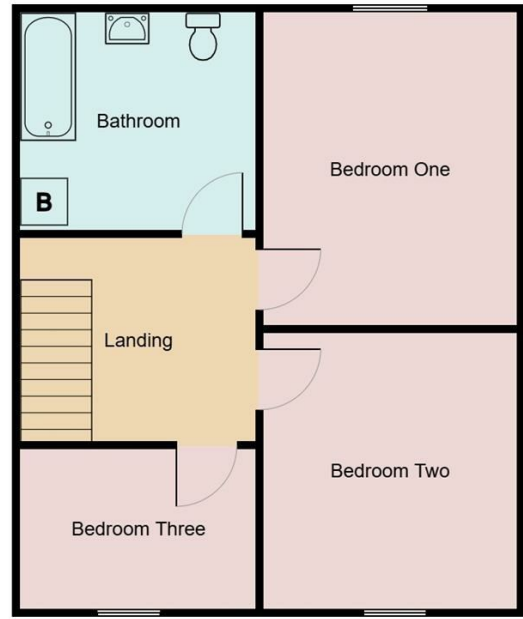
Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window. With storage area hosting the gas central heated boiler.

External



To the front of the property there is a block paved driveway providing off road parking for a number of vehicles. This extends to the rear of the property where gated access is found to the rear garden. The rear garden, mainly laid to lawn enjoys a summer house which hosts power and lighting.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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