



30 Edward Road, Carcroft, Doncaster, South Yorkshire, DN6 8BW

**Asking Price £150,000**

Offered with vacant possession and no onward chain is this traditional three bedroom semi detached property. Ideally placed for the commuter, the A1 motorway network within easy reach, the property is also well placed for the amenities within Carcroft. The property would provide an ideal purchase for the first time buyer with impressive family gardens.



## 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 - 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 Hall

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

## Lounge 12'9" x 13'10" (3.91m x 4.22m)



Rear facing lounge having uPVC double glazed patio doors leading to the rear elevation, Laminate effect flooring, wall mounted flame effect gas fire and double radiator.

## Dining Room 10'10" x 10'5" (3.32 x 3.18)



Front facing lounge having uPVC double glazed window, laminate effect flooring, Double radiator, TV aerial point and telephone point

## Kitchen



Having a range of white base and high level wall units with roll top work surfaces incorporating a single bowl sink unit with chrome effect taps, space for washing machine, under counter refrigerator, free standing gas cooker, Upvc double glazed window, single radiator and laminate effect flooring.

## Cloakroom

Having a single glazed window and low flush coloured wc

## First Floor

### Landing

Having a uPVC double glazed window, 3 storage cupboards housing the water cylinder, single radiator and access to the roof space via drop down ladder

### **Bedroom 1 11'3" x 12'0" (3.45m x 3.66m)**



A rear facing double bedroom having a range of pine effect fitted wardrobes, uPVC double glazed window, Double radiator and a tv aerial point

### **Bedroom 2 10'7" x 10'9" (3.25m x 3.30m)**



Rear facing double bedroom, having uPVC double glazed window, double radiator.

### **Bedroom 3 6'7" x 10'7" (2.01m x 3.25m)**

A front facing single bedroom, having uPVC double glazed window and Single radiator

### **Bathroom**



Having a three piece white suite comprising of low flush wc, pedestal wash hand basin, bath with chrome effect shower over with shower curtain. Part tiling to the walls, single radiator, uPVC double glazed window, wooden flooring.

Floor Plan

Area Map



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.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

Energy Efficiency Graph

