



Victoria Street Catcliffe Rotherham S60 5SJ

Guide Price £150,000 to £155,000



- Charming Two Bedroom Stone Built Semi-Detached Home
- Appealing All-Round Purchase, Well-Maintained and Tastefully Appointed Throughout
- Stylish Fitted Kitchen Open Plan with the Dining Room with Integral Cooking Appliances
- Secure Lengthy Private Driveway with DETACHED GARAGE
- Fabulous Location close to Schools, Commuter Transport Links and Shopping
- Two Ample Sized Separate Reception Rooms
- Modern Bathroom with Over Bath Shower and Screen
- Enclosed Rear Garden, Ideal Space to Relax and Entertain

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This charming two bedroom semi-detached stone built home combines traditional character with modern comforts and is well maintained and beautifully appointed throughout. It provides spacious living accommodation suitable to first time buyers, professionals or young families, and it is situated in a fabulous location which provides easy access to Rotherham town, Sheffield, and the M1 motorway network, with schools and shopping at Catcliffe all just a short distance away.

The ground floor features two well-proportioned reception rooms, both offering versatile space for relaxation and entertaining. The contemporary fitted Kitchen is OPEN PLAN with the Dining Room and provides day-to-day access to the Garden and comes with a range of integrated cooking appliances.

The first floor has two ample double bedrooms with a family bathroom suite in white with an over bath Shower and screen.

Externally, wooden secure gates open onto a handy lengthy driveway which enjoys the shelter and convenience afforded by the overhead Pergola. The driveway extends to a DETACHED GARAGE, dimensions 18'10" x 9'10", which has power and lighting and a useful side door. There is also an enclosed garden which is laid to lawn, an area to relax and unwind.

If you are looking for a well maintained home with charm and character, require secure parking and the convenience of a Garage, all in a great location then we would recommend an early inspection. **

Viewing Strictly by Appointment ** Tenure: Leasehold, 669 yrs, Ground Rent £1.00 PA. EPC to Follow





GROUND FLOOR
475 sq ft (44.2 sq m.) approx.

1ST FLOOR
392 sq ft (36.5 sq m.) approx.



TOTAL FLOOR AREA: 868 sq ft (80.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The dimensions, names and descriptions of items shown are not intended and no guarantee as to their quantity or efficiency can be given.
Mark with drawings 12/22



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**