



Apartment, 5, Darley House Fairleigh Drive, Moorgate, Rotherham, S60 2AX

**Offers Around £180,000**

An extremely unusual and interesting opportunity to acquire a TWO BEDROOMED FIRST FLOOR SEMI-DETACHED APARTMENT ARRANGED OVER TWO FLOORS in one of Rotherham's most sought-after locations, being only a moment's drive from Rotherham Hospital.

The spacious and versatile accommodation is complimented by GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND TWO GARAGES. PRIVATE REAR GARDEN WITH SUN LOUNGE

\*\*\*AN INTERNAL INSPECTION IS ABSOLUTELY ESSENTIAL\*\*\*

## GROUND FLOOR

### SHOWER/UTILITY ROOM 8'0" x 9'11" (2.45 x 3.03)



With composite door, fitted worktop and base units, shower tray and 'Triton' electric shower. Stainless steel sink and plumbing for washing machine.

### REAR UTILITY ROOM 8'0" x 9'11" (2.45 x 3.03)

With 'Vaillant' gas combi boiler, double panelled radiator, uPVC opaque window and 'stable' door

## FIRST FLOOR

A rear external staircase rises to the first floor Entrance Lobby

### ENTRANCE PORCH

With uPVC door and inner timber door to the Lounge

### LOUNGE 14'1" x 14'3" (4.31 x 4.35)

With large uPVC window overlooking the garden. Two radiators and cupboard

### KITCHEN 8'2" x 5'6" (2.5 x 1.7)



With a range of base and wall cupboards and inset stainless steel sink, electric halogen hob and extractor hood with electric oven. Front facing uPVC window. Fitted pantry with shelving

## INNER HALL

### BEDROOM ONE 10'5" x 10'9" (3.20 x 3.3)



With built-in mirror-fronted wardrobes, radiator and uPVC window

### BEDROOM TWO 7'6" x 9'0" (2.3 x 2.75)



With fitted wardrobe, radiator and front facing uPVC window

### SHOWER ROOM 6'6" x 5'6" (2 x 1.7)



Comprising a corner shower, pedestal wash hand basin and W.C. Heated towel rail, tiling to the walls and floor, uPVC opaque glazed window

## OUTSIDE

To the front is a Herringbone effect block paved drive/forecourt giving access to the two Garages (6.15 x 2.5)

To the rear is an enclosed, private and sheltered garden with paved seating area and flower borders. Sun Lounge (3m x 3m)

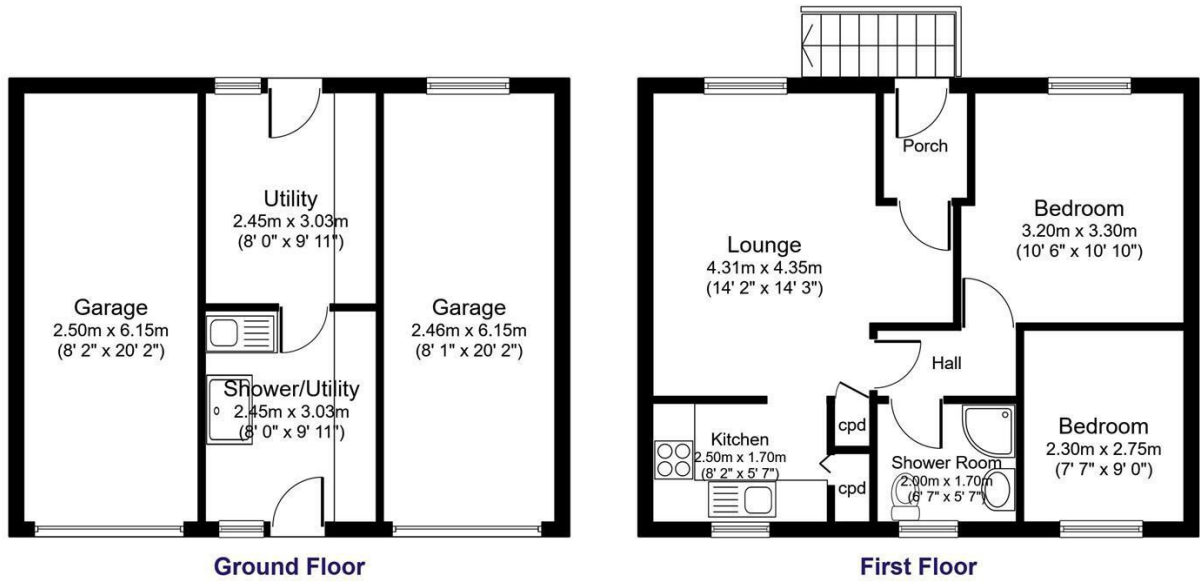
## MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'B'  
EPC Rating D

# Floor Plan

## Flat 5, Darley House, Fairleigh Drive, ROTHERHAM, S60 2AX

Total floor area 93.6 sq.m. (1,008 sq.ft.) approx



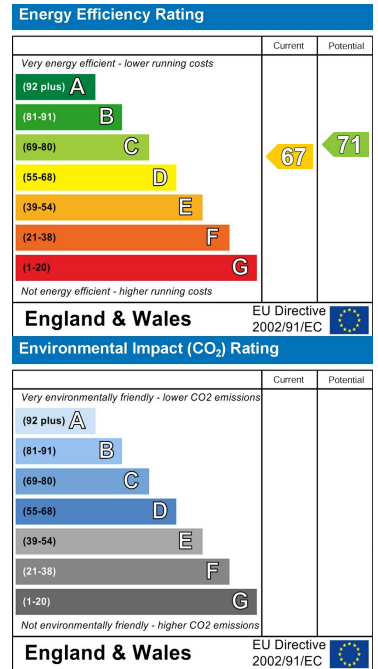
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

# 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.

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

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

