



49 Gullingwood Drive, Thrybergh, Rotherham, S65 4EL

Asking Price £150,000

OFFERED WITH NO CHAIN is this three bedroom semi detached property situated in this popular residential area of Thrybergh. Offering ideal family accommodation with good sizes throughout. The property comprises of an entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Call Merryweathers now to secure your viewing on this well presented home.

Entrance Hall



Property is accessed via a double glazed door.

Lounge 12'2" x 11'10" (3.72 x 3.62)



Having a double glazed window and a radiator.

Dining Room 11'2" x 11'0" (3.42 x 3.37)

Having sliding doors overlooking the rear garden.

Kitchen 11'0" x 7'10" (3.36 x 2.41)



Having a double glazed window, a range of wall and base units, a sink unit, cooker point, space for a fridge freezer and a storage cupboard.

Outside Storage

With downstairs W.C and further storage compartments. A further door leading to both front and rear elevations.

First Floor Landing

Having a double glazed window.

Bedroom One 12'1" x 9'0" (3.70 x 2.76)



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

Bedroom Two 11'9" x 9'0" (3.60 x 2.76)



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

Bedroom Three 9'3" x 7'4" (2.82 x 2.26)



Having a double glazed window, a radiator.

Bathroom 6'5" x 5'5" (1.97 x 1.66)



Having a panelled bath, low flush w.c, hand wash basin, a radiator and a double glazed window.

Outside



To the front of the property is a lawned garden area with a driveway to the side.

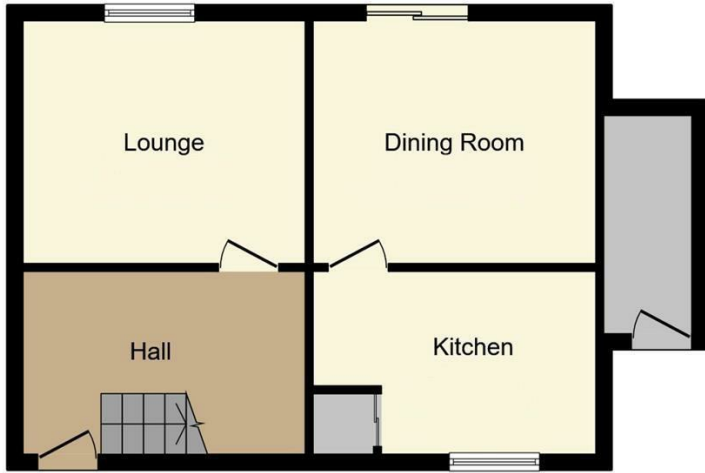
To the rear of the property is a lawned garden area which is fully enclosed.

Material Information

Property Tenure: Freehold

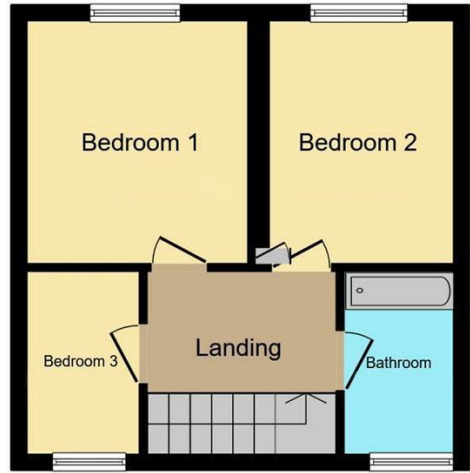
EPC Rating D

Floor Plan



Ground Floor

Floor area 46.7 sq.m. (503 sq.ft.) approx



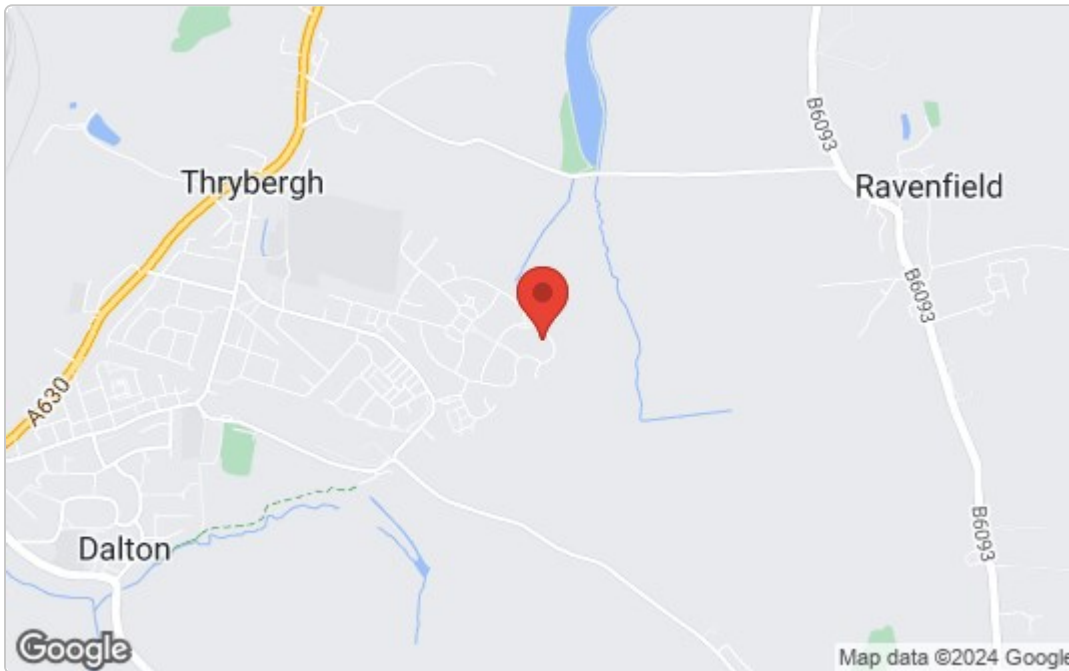
First Floor

Floor area 31.8 sq.m. (342 sq.ft.) approx

Total floor area 78.5 sq.m. (845 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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