



18 Ochre Dike Walk, Rotherham, S61 4DH

**Asking Price £150,000**

OFFERED WITH NO CHAIN is this three bedroom semi detached property situated close to local amenities is perfect for many buyers alike. The property comprises of an entrance hall, kitchen, lounge, dining room and downstairs w.c. To the first floor are three good sized bedrooms and a shower room. The property has the benefit of having ample sized gardens to both the front and rear elevations.



### Entrance Hall

The property is accessed via a double glazed door. Having stairs to the first floor landing.

### Lounge 12'9" x 11'4" (3.90 x 3.47)



Having a double glazed window, a radiator and a wall mounted gas fire.

### Dining Room 11'10" x 8'8" (3.61 x 2.66)



Having double glazed patio doors to the rear garden and a radiator.

### Kitchen 13'8" x 9'1" (4.19 x 2.78)

Having a range of wall and base units with a sink unit, hob and oven, a double glazed window and a storage cupboard.

### Downstairs W.C

Having a low flush w.c.

### First Floor Landing

Having a double glazed window.

### Bedroom One 11'9" x 11'6" (3.60 x 3.53)



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

### Bedroom Two 11'6" x 9'7" (3.51 x 2.93)

Having a double glazed window and a radiator.

### Bedroom Three 9'3" x 7'11" (2.84 x 2.42)

Having a double glazed window and a radiator.

### Shower Room



Having a shower cubicle, a hand wash basin, a low flush w.c, a heated towel rail and a double glazed window.

### Outside



To the front of the property is a lawned garden area with a pathway leading to the side door. To the rear of the property is a lawned garden which is fully enclosed. With two outside storage buildings.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

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 Off Street Parking

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

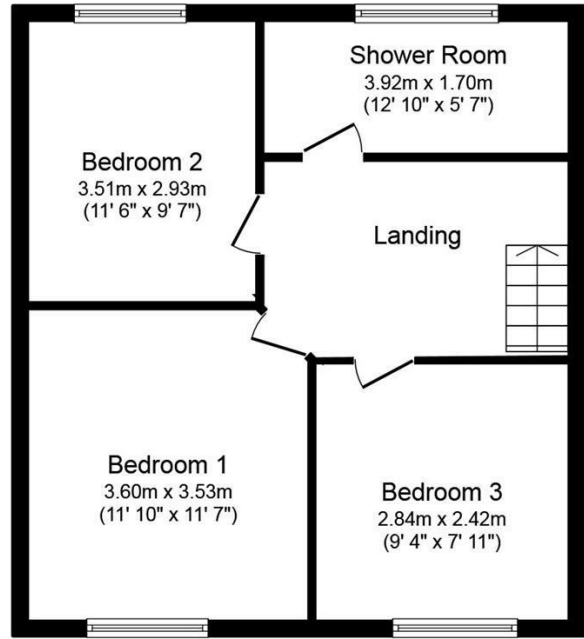
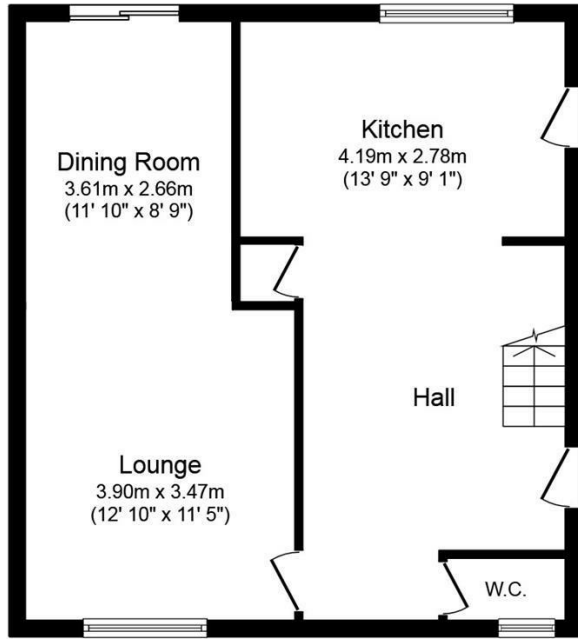
Coal mining area South Yorkshire is a mining area

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 convincing solicitor.

## Floor Plan



**Ground Floor**

**First Floor**

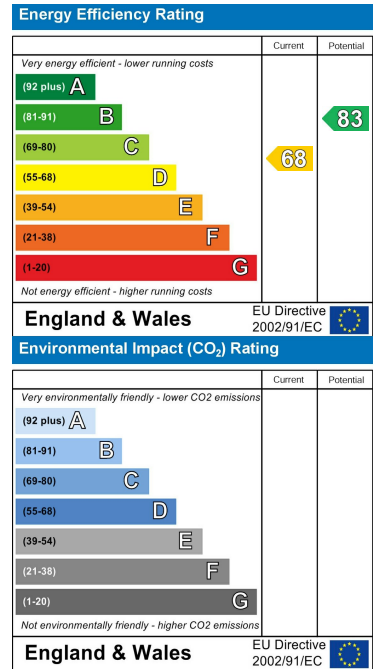
Total floor area 107.2 m<sup>2</sup> (1,153 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

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