



10 Marriott Place, Rawmarsh, Rotherham, S62 7EA

Offers In The Region Of £155,000

OPEN TO REASONABLE OFFERS!

A freshly decorated THREE BEDROOM SEMI DETACHED HOUSE, offered for sale with NO UPWARD CHAIN. The property offers GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING, the accommodation comprising, Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms, Bathroom and separate W.C.

Off-road parking to the front and larger than average lawned rear garden.

ENTRANCE HALL

With half glazed composite door and glazed side panel. Radiator and small storage cupboard

DINING ROOM 12'5" x 8'11" (3.8 x 2.74)



With double panelled radiator set beneath the front facing uPVC window

LOUNGE 15'11" x 12'5" (4.86 x 3.8)



With rear facing uPVC window and radiator

KITCHEN 5'1" x 8'8" (1.55 x 2.66)



With inset stainless steel sink, space and plumbing for washing machine and electric cooker point. Wall mounted gas central heating boiler and radiator, side facing uPVC window and half glazed composite rear door. Under stairs cupboard

FIRST FLOOR LANDING

With uPVC side window

FRONT BEDROOM 10'1" x 12'9" (3.09 x 3.91)



With radiator, uPVC window, radiator and airing cupboard

REAR BEDROOM 12'5" x 8'9" (3.81 x 2.68)



With radiator and uPVC window

FRONT BEDROOM 8'7" x 7'11" (2.62 x 2.42)



With radiator, uPVC window and hanging space

BATHROOM 4'8" x 5'5" (1.43 x 1.66)



With panelled bath and shower and wash hand basin, radiator and uPVC opaque window

SEPARATE W.C. 2'9" x 5'5" (0.84 x 1.66)



With W.C. and uPVC opaque window

OUTSIDE



Gravelled hardstanding to the front providing off-road parking. To the rear is a brick store place and a larger than average lawn

MATERIAL INFORMATION

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 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.

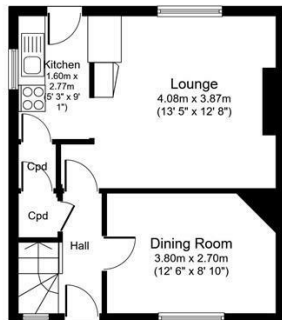
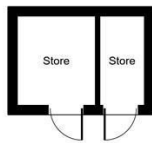
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

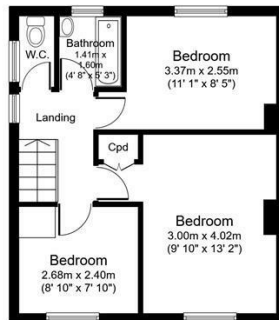
Floor Plan

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Total floor area 77.1 sq.m. (830 sq.ft.) approx (Excluding Stores)



Ground Floor

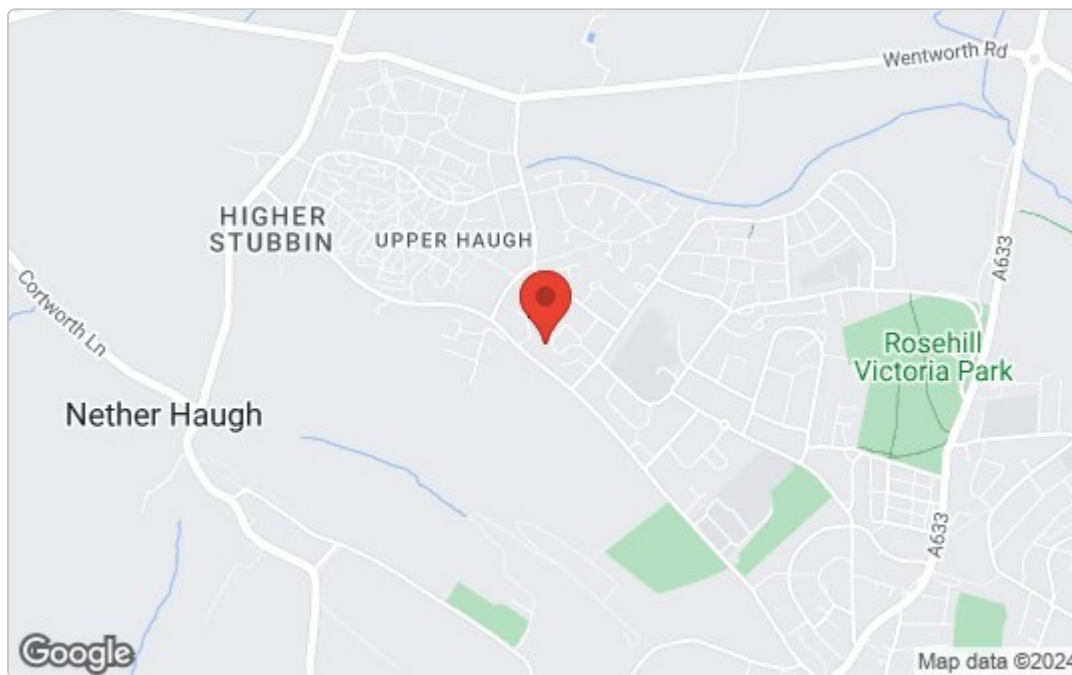


First Floor

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

Created using Vision Publisher™

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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

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