



2 Richards Way, Rawmarsh, Rotherham, S62 5QU

**Offers In The Region Of £175,000**

Occupying a SUBSTANTIAL CORNER PLOT is this THREE BEDROOMED SEMI-DETACHED HOUSE offered for sale with NO UPWARD CHAIN.

The property, which benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND DETACHED GARAGE, is located off Main Street and is close to local schools, Rosehill Park and the nearby Parkgate Retail World.



### FRONT ENTRANCE PORCH

With double uPVC entrance doors and inner timber door to the Hall

### HALL



With radiator and under stairs cupboard

### KITCHEN 8'4" x 11'0" (2.55 x 3.36)



With base and wall units and inset stainless steel sink beneath the rear facing uPVC window with half glazed uPVC door to one side. Integrated gas hob with high level extractor hood and double gas oven to one side. Space and plumbing for washing machine

### DINING ROOM 11'0" x 11'0" (3.36 x 3.37)



With radiator set beneath the rear facing uPVC window. Glazed double doors open into the Lounge

### LOUNGE 13'6" x 14'4" (4.12 x 4.37)



With gas fire and surround, radiator and front facing uPVC bow window

### FIRST FLOOR LANDING

With side facing uPVC window

### FRONT BEDROOM 10'8" x 14'4" (3.26 x 4.39)



With radiator and uPVC window



## REAR BEDROOM 11'0" x 11'1" (3.36 x 3.38)



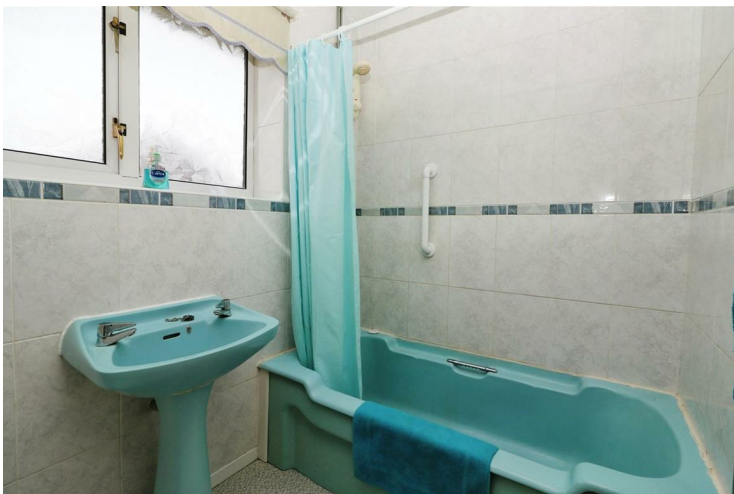
Having fitted wardrobes to one wall, radiator and uPVC window

## FRONT BEDROOM THREE 8'10" x 11'3" (2.7 x 3.43)



With fitted wardrobe and cupboards, radiator and uPVC window

## BATHROOM



With panelled bath and electric shower and pedestal wash hand basin, heated towel rail and uPVC opaque window. Airing cupboard

## SEPARATE W.C. 5'4" x 2'3" (1.64 x 0.7)

With low flush suite and uPVC opaque window.

## OUTSIDE



The property occupies a substantial corner plot with lawned gardens to three sides and drive to the rear leading to the single brick Garage. To the rear is a block paved patio/seating area.

## MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Verbally informed 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 Drive to side

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

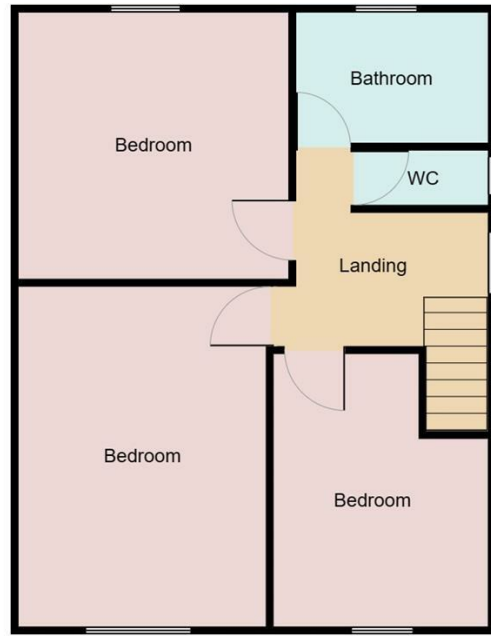
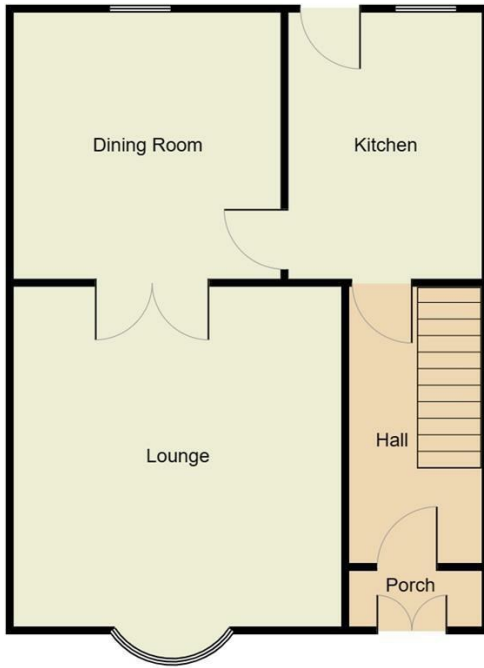
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

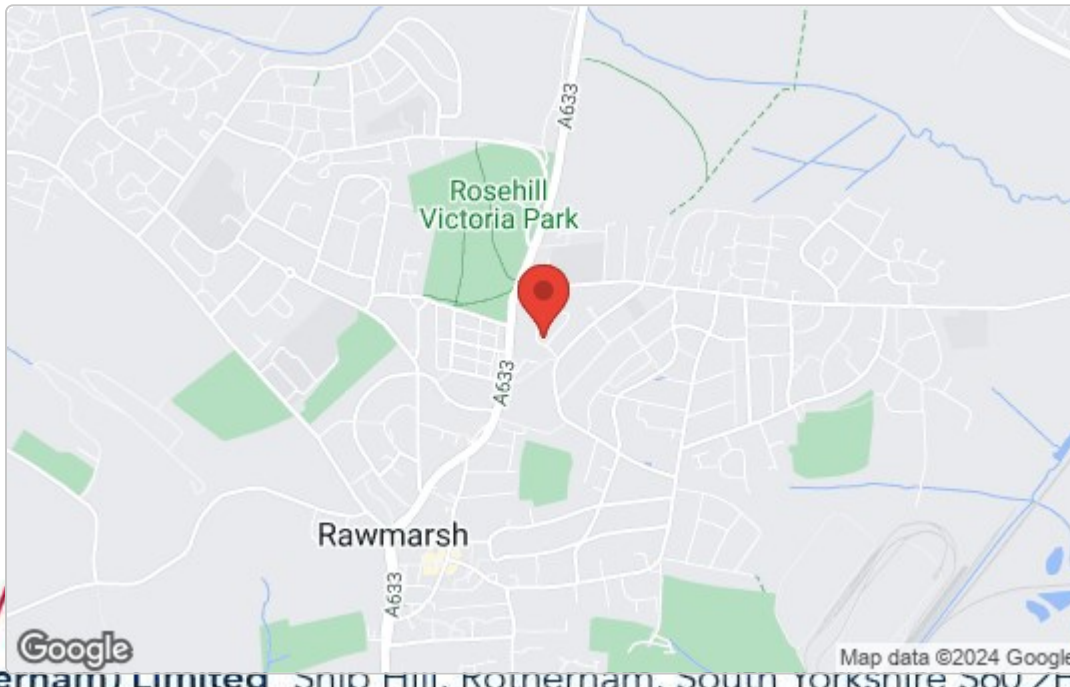
<https://www.groundstability.com/public/web/home.xhtml>

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

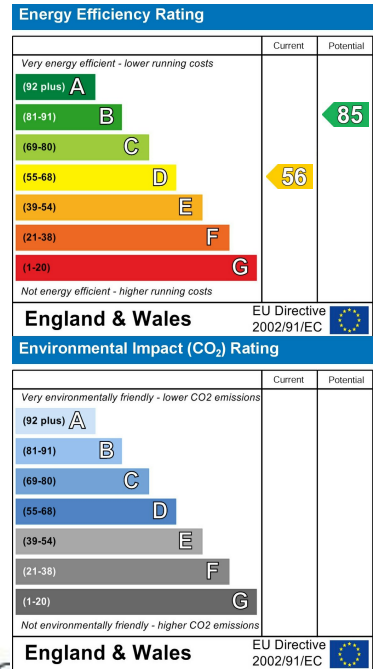
## Floor Plan



## 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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Rawmarsh, Doncaster, Maltby and Mexborough

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