

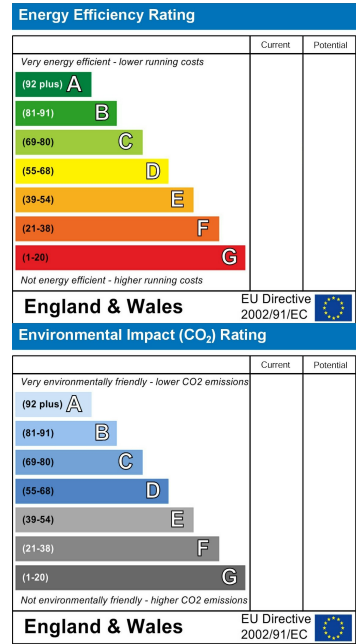
Floor Plan



Area Map



Energy Efficiency Graph



19 St. Nicolas Road, Rawmarsh, Rotherham, S62 5EN

Offers In The Region Of £138,000

A three bedroom semi detached house offered for sale with NO UPWARD CHAIN and benefitting from GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The accommodation briefly comprises: Hall with walk-in storage room, Lounge, separate Dining Room, Kitchen, three Bedrooms, Bathroom. Low-maintenance gardens and driveway.

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ENTRANCE HALL

With half glazed uPVC front door and radiator. Walk-in store room with uPVC opaque window and housing the 'Ideal' gas combi boiler

LOUNGE 12'0" x 11'9" (3.68 x 3.6)

With fireplace surround and pebbled effect gas fire, uPVC double doors opening into the rear garden

DINING ROOM 12'0" x 11'9" (3.68 x 3.6)

With front facing uPVC window and radiator

KITCHEN 8'5" x 8'9" (2.57 x 2.67)

With inset stainless steel sink set beneath the rear facing uPVC window. Integrated gas hob with electric oven and extractor hood. Radiator, uPVC side entrance door and useful under stairs Pantry

FIRST FLOOR LANDING

With uPVC window and cupboard

FRONT BEDROOM 9'6" x 13'3" (2.92 x 4.04)

With built-in wardrobes running the length of one wall. Radiator and uPVC window

REAR BEDROOM 11'10" x 9'7" (3.62 x 2.93)

With radiator, uPVC window and cupboard

FRONT BEDROOM 7'10" x 9'10" (2.4 x 3)

With uPVC window, radiator and cupboard

BATHROOM 7'10" x 6'5" (2.39 x 1.96)

With white suite comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Radiator and uPVC opaque window.

OUTSIDE

Concreted front drive and pebbled garden whilst to the rear is a low-maintenance paved and pebbled garden.

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 Drive to front

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.