



58 Whitehill Road, Brinsworth, Rotherham, S60 5HY

Offers In The Region Of £150,000

Offered for sale with no upward chain is this THREE BEDROOM SEMI DETACHED HOUSE enjoying an elevated position set back from Whitehill Road.

The property has GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING, the accommodation briefly comprising: Hall, through Lounge/Dining Room, Kitchen, three Bedrooms, Bathroom and separate W.C.

There are good sized gardens to both front and rear with brick outbuildings.

FRONT ENTRANCE HALL



With uPVC door and radiator

THROUGH LOUNGE/DINING ROOM 23'1" x 12'7" (7.04 x 3.85)



With front facing uPVC window and uPVC double doors, two radiators and gas fire/back boiler

KITCHEN 6'10" x 12'4" (2.1 x 3.77)



With fitted units, uPVC window, electric cooker point and plumbing for washing machine. Radiator, side facing uPVC door and under stairs Pantry

LANDING



With uPVC side window

FRONT BEDROOM 12'7" x 12'5" (3.86 x 3.8)



With radiator and uPVC window enjoying far-reaching views

REAR BEDROOM 11'0" x 9'8" (3.37 x 2.95)



With radiator and uPVC window. Airing cupboard

FRONT BEDROOM 8'9" x 7'9" (2.67 x 2.38)



With radiator and uPVC window

BATHROOM



With panelled bath and electric shower above and wash hand basin to one side. Radiator and uPVC opaque window

SEPARATE W.C.

With low flush suite and uPVC opaque window

OUTSIDE



To the front is a lawned garden with pathway leading past the side of the house and two brick outbuildings to a good sized lawned rear garden

Council Tax Band: A

Tenure : Freehold

Property Type Semi detached House

Construction type Brick

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 On street

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.

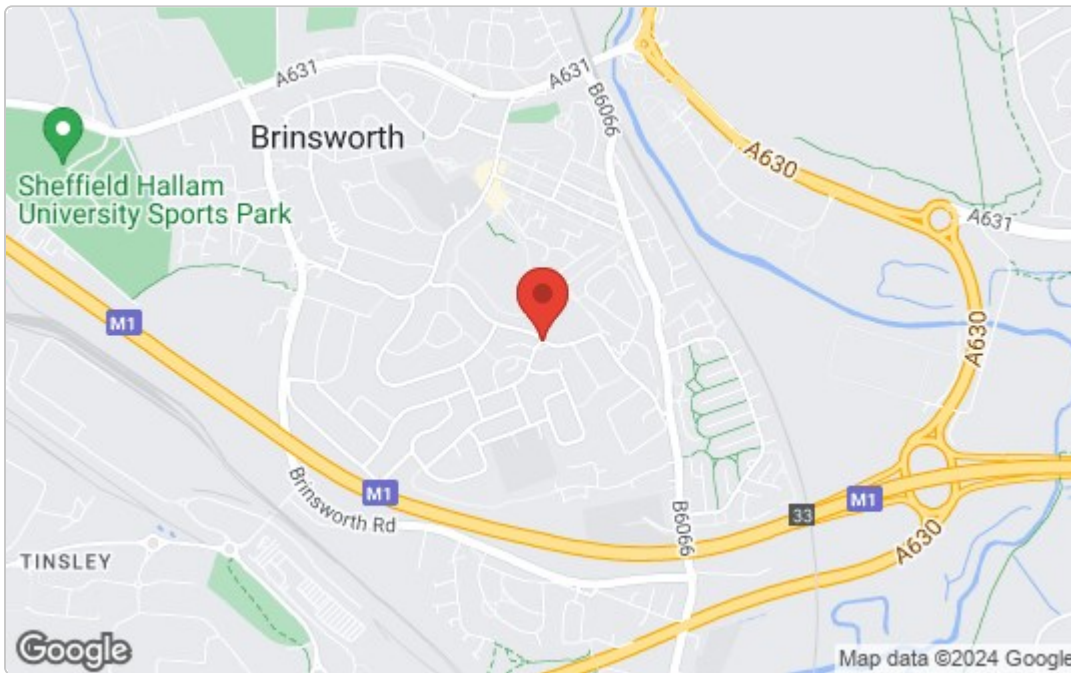
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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		Current	Potential
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 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

