



43 Benton Way, Kimberworth, Rotherham, S61 1QD

**Offers Around £180,000**

A TWO BEDROOM DETACHED BUNGALOW, offered for sale with NO UPWARD CHAIN, situated on a popular, established development. The bungalow is in excellent decorative order and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED SHOWER ROOM AND GARAGE WITH ADDITIONAL PARKING.



### LOUNGE 10'9" x 14'5" (3.28 x 4.4)



With uPVC front door and uPVC window enjoying far-reaching elevated views over Rotherham. Fireplace surround and coal effect fire, two radiators

### INNER HALL

### KITCHEN 8'9" x 11'10" (2.69 x 3.63)



With fitted base and wall units incorporating an inset ceramic sink, electric ceramic hob with oven and high level extractor hood. Space and plumbing for washing machine, radiator, uPVC rear window and door

### REAR BEDROOM ONE 10'9" x 11'10" (3.28 x 3.61)



With fitted wardrobes to two walls and bedside cabinets, radiator and uPVC window

### FRONT BEDROOM TWO 8'10" x 10'1" (2.7 x 3.09)



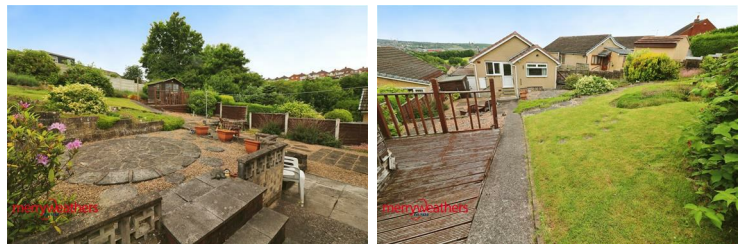
With radiator and uPVC window

### SHOWER ROOM 5'10" x 6'4" (1.78 x 1.95)



With walk-in shower enclosure, vanity wash hash basin and W.C. Heated towel rail and uPVC opaque window.

### OUTSIDE



To the front of the bungalow is a lawned garden with concreted drive and turning area leading to the attached Garage. Built-in to the rear of the bungalow is a storage room.

The rear garden is much larger than average with paved patio and path leading to the lawn with established flower beds and borders

### MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Detached bungalow

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 Garage + drive

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

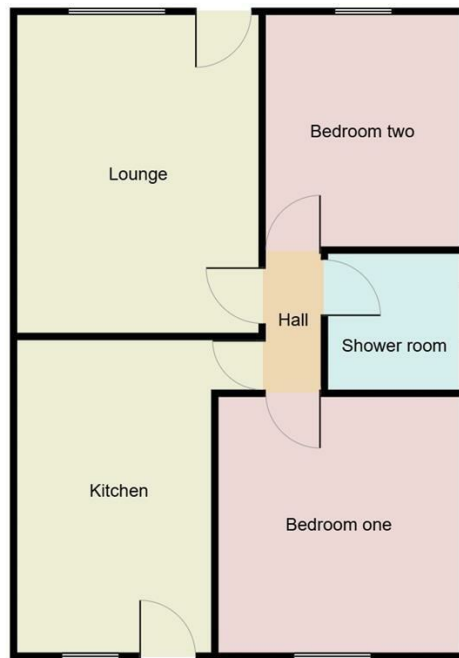
Coal mining area South Yorkshire is a mining area

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

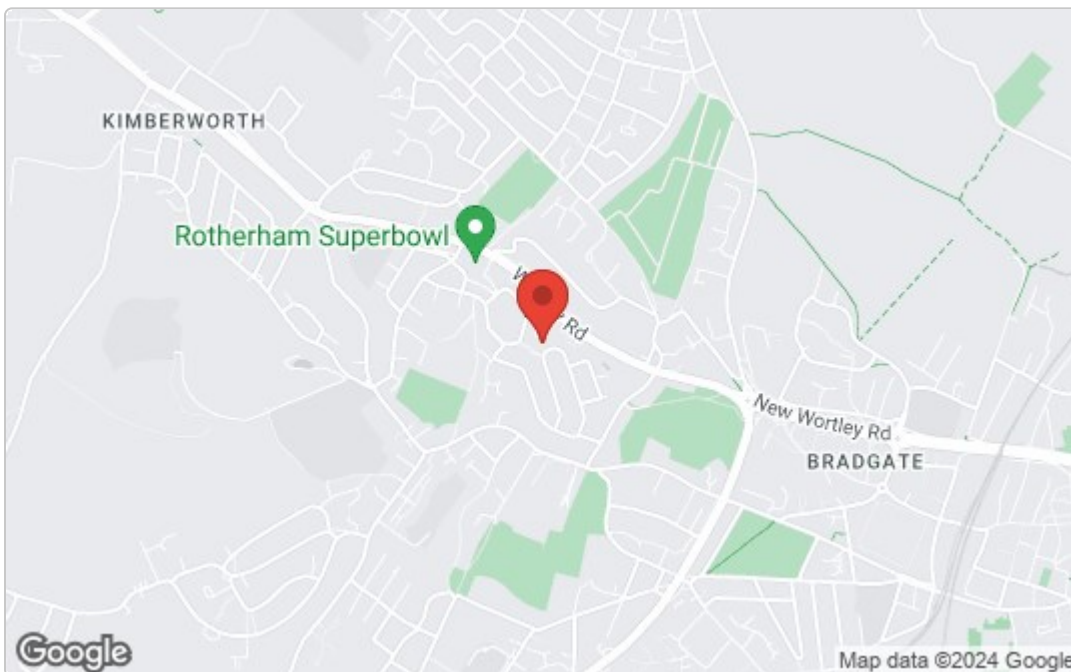
<https://www.groundstability.com/public/web/home.xhtml>

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

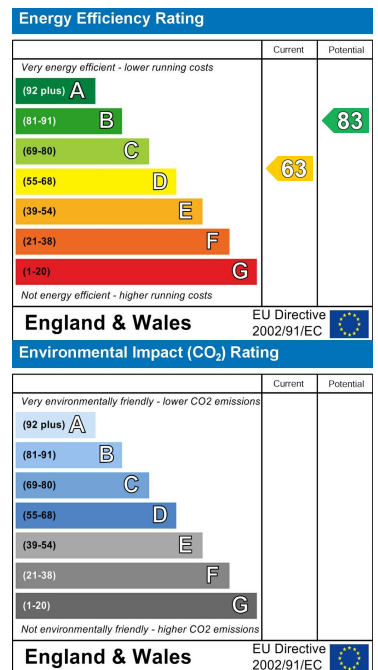
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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