



12 Sheffield Lane, Catcliffe, Rotherham, S60 5TA

Offers In Excess Of £120,000

A newly re-furbished TWO BEDROOM MID-TOWN HOUSE, offered for sale with NO UPWARD CHAIN, located only a moments drive from the Sheffield Parkway and M1 intersection. The property benefits from GAS CENTRAL HEATING, Upvc DOUBLE GLAZING, FITTED KITCHEN AND OFF-ROAD PARKING. Accommodation comprises: Entrance Lobby, spacious Lounge, newly installed Kitchen with integrated appliances, two Bedrooms and family Bathroom.

ENTRANCE LOBBY

With uPVC door

LOUNGE 13'5" x 13'5" (4.11 x 4.1)



With front facing uPVC window and radiator

KITCHEN 13'5" x 8'3" (4.11 x 2.53)



With newly installed base and wall units and appliances incorporating an inset stainless steel sink set beneath the rear facing uPVC window. Electric hob and oven with high level extractor hood. Space and plumbing for washing machine. Wall mounted 'Worcestor' gas central heating boiler. uPVC rear entrance door and laminate flooring.

FIRST FLOOR LANDING

FRONT BEDROOM 13'5" x 11'1" (4.1 x 3.39)



Having built-in wardrobes to one wall, radiator and uPVC window

REAR BEDROOM 7'3" x 10'8" (2.23 x 3.27)



With radiator and uPVC window

BATHROOM 5'8" x 5'6" (1.73 x 1.69)



With white suite comprising panelled bath with 'Triton' electric shower, pedestal wash hand basin and W.C. Splash back tiling above the bath, radiator and uPVC window

OUTSIDE



Block paved front forecourt providing off-road parking for two cars. To the rear is an enclosed lawned garden.

MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type Mid town 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 Front drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – High

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

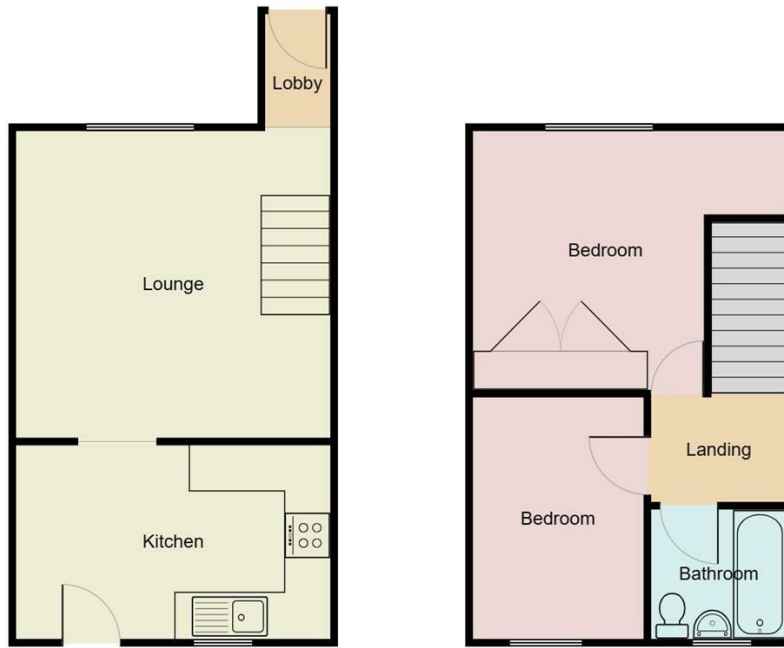
Coal mining area South Yorkshire is a mining area

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.

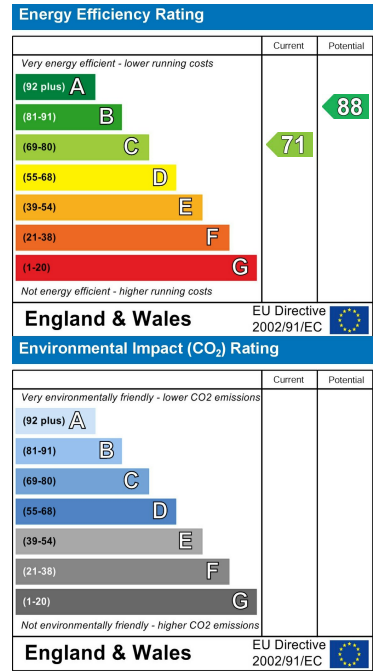
Floor Plan



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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