



44 Sandringham Avenue, Whiston, Rotherham, S60 4DT

**Price Range £205,000**

\*\*\*PRICE RANGE £200,000 to £205,000\*\*\*

An immaculately presented EXTENDED TWO BEDROOM SEMI DETACHED HOUSE located in one of Rotherham's most popular suburbs, being only a short drive from Rotherham Hospital, the Sheffield Parkway and M1 motorway. The property, which is in excellent decorative order throughout, offers gas central heating, uPVC double glazing and extended fitted Kitchen. The accommodation comprises: Entrance Lobby, bay windowed Lounge, separate Dining Room, fitted Kitchen, two Bedrooms and Bathroom.

Outside to the front is a forecourt providing off-road parking with charging point whilst to the rear is a much larger than average enclosed garden.

### **SIDE ENTRANCE LOBBY**

With uPVC entrance door, uPVC window and staircase rising to the first floor

### **LOUNGE 13'6" x 13'3" (4.14 x 4.04)**



The measurement taken into the front facing uPVC bay window. Wall mounted fire, laminate flooring and radiator.

### **DINING ROOM 13'10" x 11'1" (4.24 x 3.4)**



The focal point being the recessed log burning stove, side facing uPVC window, radiator, ceiling downlighters and under stairs storage cupboard

### **KITCHEN EXTENSION 8'7" x 7'10" (2.64 x 2.39)**



With high gloss finish base and wall units and contrasting work surfaces. Inset ceramic sink with monobloc tap set beneath the rear facing uPVC window with uPVC door to one side. Integrated gas hob with electric double oven and high level extractor hood. Fridge/freezer, ceramic tiled splashbacks.

### **FIRST FLOOR LANDING**

### **FRONT BEDROOM ONE 10'7" x 10'5" (3.23 x 3.2)**



The measurement not including the mirror fronted wardrobes running the length of one wall. uPVC window, radiator and ceiling downlighters

### **REAR BEDROOM TWO 14'0" x 8'0" (4.29 x 2.46)**



With radiator, uPVC window and ceiling downlighters

### **BATHROOM**



With white suite comprising a panelled bath with shower above, vanity wash hand basin with cabinet beneath and W.C. Tiling to the walls, heated towel rail, ceiling downlighters and uPVC opaque window.

### **OUTSIDE**

To the front is a concrete drive providing off-road car parking with 7KW charging point and continuing past the side of the house to the enclosed rear garden which is much larger than average with flagged patio and lawn beyond.

### **MATERIAL INFORMATION**

Council Tax Band B

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 driveway

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 convincing solicitor.

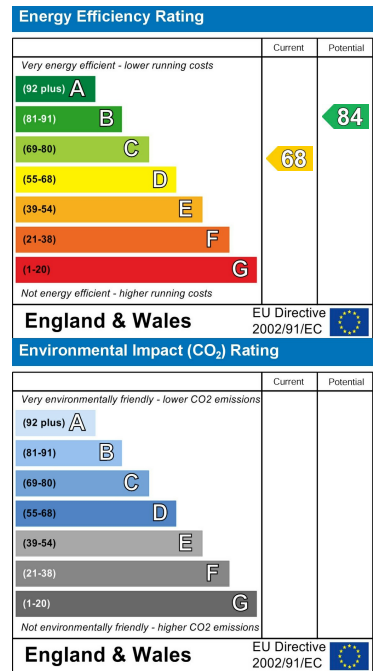
# Floor Plan



# 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.

**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

