



58 Sunnybank Crescent, Brinsworth, Rotherham, S60 5JJ

Offers Around £130,000

A TWO BEDROOM SEMI DETACHED HOUSE, offered for sale with NO UPWARD CHAIN, which maybe of interest to both first-time buyers and investors alike.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN AND ALLOCATED PARKING SPACE. The accommodation comprises: Hall, Lounge, Kitchen, two Bedrooms and Wet Room. There are gardens to both front and rear.

HALL



With uPVC door and radiator

LOUNGE 13'7" x 12'7" (4.15 x 3.86)



With deep uPVC window and uPVC door opening into the rear garden. Radiator and cupboard housing the Ideal gas combination boiler

KITCHEN 7'5" x 8'8" (2.28 x 2.65)



With a range of modern base and wall cupboards, stainless steel sink, gas cooker point, space and plumbing for washing machine, front facing uPVC window

FIRST FLOOR LANDING

With cupboard

BEDROOM ONE 10'8" x 10'9" (3.27 x 3.29)



With radiator, uPVC window and built-in cupboard

BEDROOM TWO 7'4" x 10'9" (2.24 x 3.28)



With radiator and uPVC window

WET ROOM 5'10" x 6'8" (1.8 x 2.05)



With electric shower, W.C. and hand basin. Tiling to the walls, radiator and uPVC opaque window.

OUTSIDE



There are lawned gardens to both front and rear with an allocated parking space nearby

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 - Allocated parking space

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.

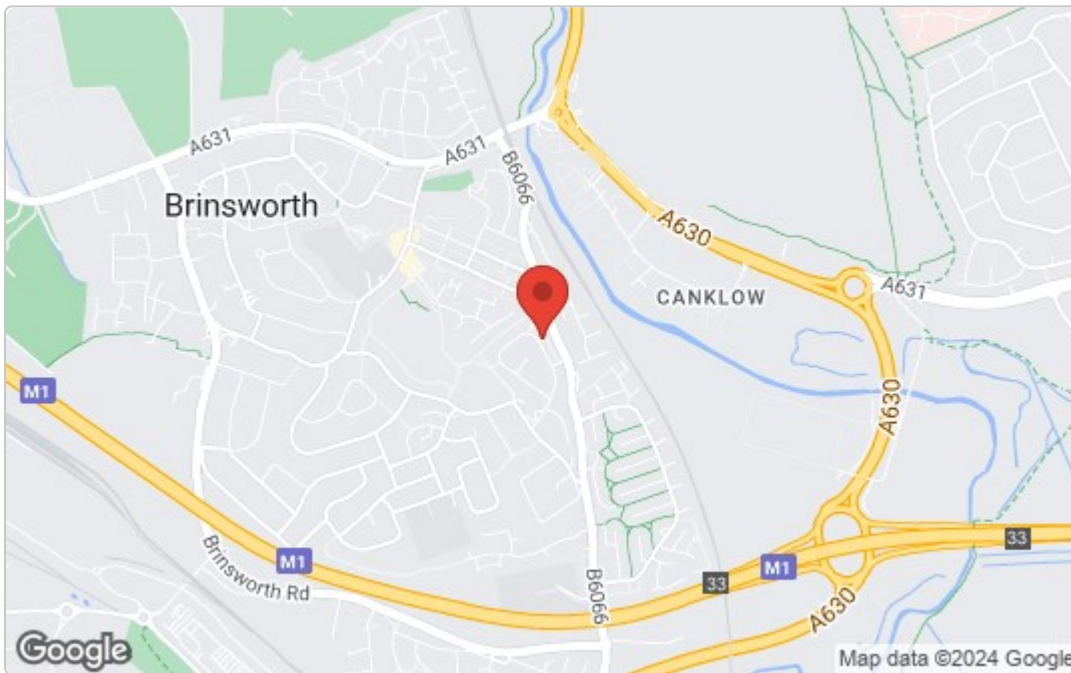
<https://www.groundstability.com/public/web/home.xhtml>

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 |
|---|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| 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.

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