



8 Spinneyfield, Rotherham, S60 3HW

Asking Price £370,000

A well maintained two bedroomed detached bungalow. Located in one of Rotherham's most desirable suburbs. Comprising of conservatory, ample parking to driveway, double garage with electric doors, kitchen, bathroom, lounge/ dining room and two bedrooms. Well kept gardens to front and rear.

Entrance

Entrance via front double glazed door leading to the porch, with UPVC window, central heating radiator and cupboard.

Hallway



Double doors from porch lead to the hallway, with central heating radiator, storage cupboard and doors leading to the lounge, / dining room, kitchen, bathroom, bedroom one and bedroom two. Loft access which has a loft ladder, benefitting from electrics, lighting and houses the boiler.

Lounge/ Dining room 14'8" x 12'10" (4.49 x 3.92)



With UPVC front and side windows, three central heating radiators, gas fire set within a fire surround and on a marble hearth.

Kitchen 14'6" x 10'4" (4.44 x 3.15)



With wall and base units, granite work surfaces, electric oven, gas hob, extractor hood, spotlights to ceiling and under cabinet lighting. Side window and central heating radiator. Window overlooking the conservatory.

Conservatory 12'5" x 10'5" (3.79 x 3.19)



Ample lighting from full UPVC glazed conservatory. two side entrance doors.

Bedroom One 13'5" x 8'1" (4.11 x 2.48)

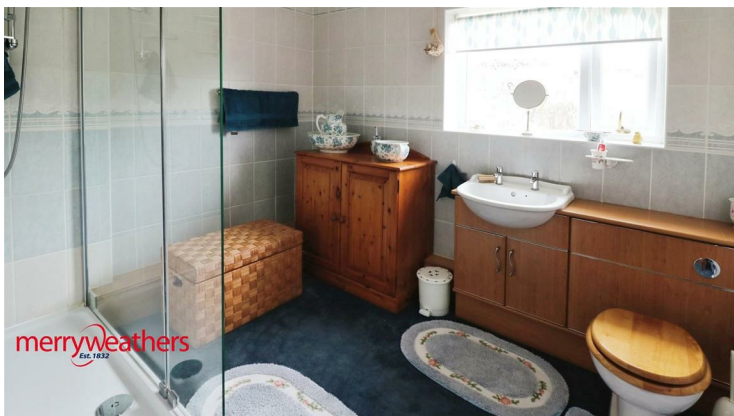
With fully fitted wardrobes, rear UPVC window, central heating radiator

Bedroom Two 11'4" x 9'0" (3.47 x 2.75)



Fitted wardrobes, front UPVC window, central heating radiator.

Bathroom 9'4" x 8'1" (2.87 x 2.48)



Suite comprises of walk-in shower, wash hand basin enclosed in vanity unit, WC and heated towel rail.

Outside



Front garden mainly of plants and shrubs. Gated access to long driveway leading to the double garage with side

access door and electric garage doors. Pathway to the large rear well maintained garden and patio.

Material Information

Material information

Council Tax Band D

Tenure Freehold

Property Type Detached bungalow

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: Drive and Garage

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

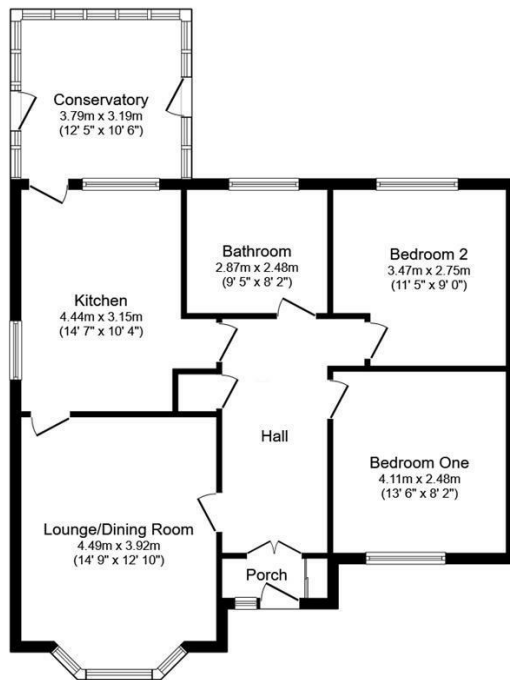
Coal mining area South Yorkshire is a mining area

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



Floor Plan

Floor area 91.4 m² (984 sq.ft.)

TOTAL: 91.4 m² (984 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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