



65 Oates Avenue, Rawmarsh, Rotherham, S62 5DQ

**Offers Over £160,000**

A well maintained four bedroomed semi detached property, comprising of lounge, dining room, kitchen, ground floor bathroom, first floor four bedrooms. The property is offered with NO FORWARD CHAIN.

### Entrance/ Hallway

UPVC entrance door with doors leading to lounge and ground floor bathroom, stairs rising to first floor.

### Bathroom 7'6" x 6'5" (2.29m x 1.96m)



White bathroom suite comprising of bath with shower, wash basin and W.C. Heated towel rail and rear UPVC window.

### Lounge 14'7" x 13'4" (4.47m x 4.07m)



UPVC front bay window, central heating radiator, understairs storage cupboard.

### Dining Room 13'4" x 9'11" (4.07m x 3.03m)



UPVC front bay window, central heating radiator.

### Kitchen 14'7" x 6'7" (4.47m x 2.03)



Wall and base units housing electric oven, hob and extractor fan, rear UPVC window, central heating radiator, storeroom. Rear UPVC door.

### First Floor

First floor landing with doors leading to four bedrooms and large storage room.

**Bedroom One 15'6" x 11'10" (4.74m x 3.62m)**



Front UPVC window, central heating radiator, cupboard housing the boiler.

**Bedroom Two 9'11" x 10'3" (3.04m x 3.14m)**



Front UPVC window, central heating radiator.

**Bedroom Three 13'9" x 8'3" (4.20m x 2.54m)**



Rear UPVC window, central heating radiator, storage cupboard.

**Bedroom Four 11'11" x 6'9" (3.64m x 2.06m)**

Rear UPVC window, central heating radiator

**Outside**



Front, side rear gardens.

**Material Information**

Council Tax Band A

Tenure Freehold

Property Type Semi detached

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.

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

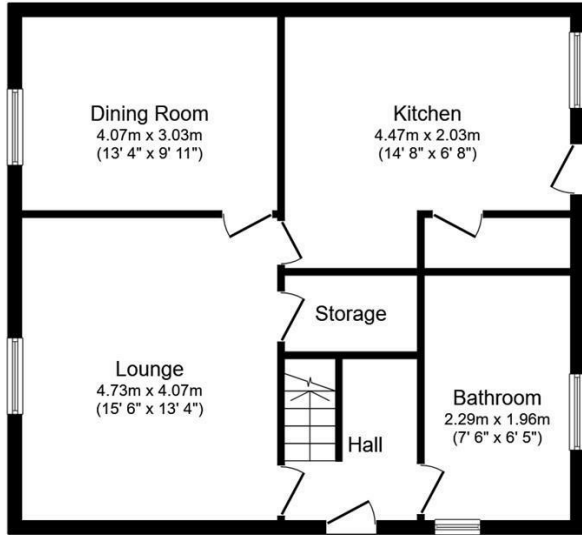
Coal mining area South Yorkshire is a mining area

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>

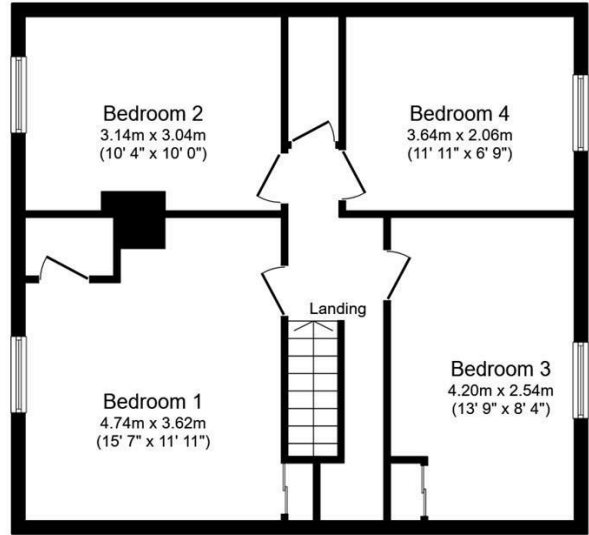
We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan



## Ground Floor

Floor area 67.4 m<sup>2</sup> (725 sq.ft.)



## First Floor

Floor area 67.4 m<sup>2</sup> (725 sq.ft.)

TOTAL: 134.7 m<sup>2</sup> (1,450 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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**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

