



7 Willow Drive, Flanderwell, Rotherham, South Yorkshire, S66 2QA

**Offers In The Region Of £120,000**

\*\*\* INVESTMENT POTENTIAL \*\*\*

Situated in a popular location close to Wickersley and the M18 and benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The accommodation briefly comprises: Hall, Lounge, Dining Kitchen, side Entrance Lobby, Cloakroom, three Bedrooms and Bathroom. There are lawned gardens to front and rear with concreted hardstanding.

No upward chain

### ENTRANCE HALL

With uPVC door and radiator

### LOUNGE 10'6" x 10'3" (3.22 x 3.14)



With radiator and uPVC window

### DINING KITCHEN 21'5" x 8'9" (6.54 x 2.67)



With fitted units, rear and side facing uPVC windows and radiator

### SIDE ENTRANCE LOBBY

With uPVC door

### CLOAKROOM

With W.C.

### FIRST FLOOR LANDING

### FRONT BEDROOM 13'3" x 10'7" (4.06 x 3.23)



With radiator, uPVC window and built-in cupboard

### REAR BEDROOM 12'6" x 8'9" (3.83 x 2.67)



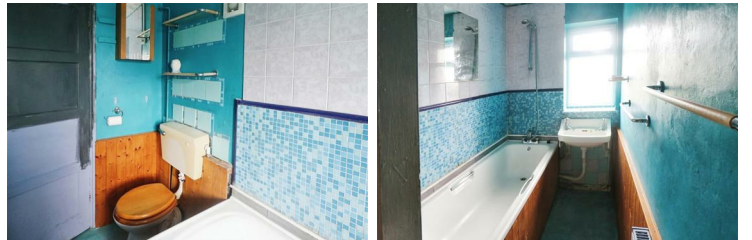
With radiator and uPVC window

### REAR BEDROOM 8'4" x 7'7" (2.56 x 2.32)



With uPVC window and radiator

### BATHROOM 8'9" x 4'7" (2.67 x 1.41)



With 3-piece suite, radiator and uPVC window.

### OUTSIDE

Lawned front garden with concreted hardstanding. Lawned garden to the rear.

### MATERIAL INFORMATION

Material information

Council Tax Band A

Tenure Freehold

Property Type Mid terrace

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

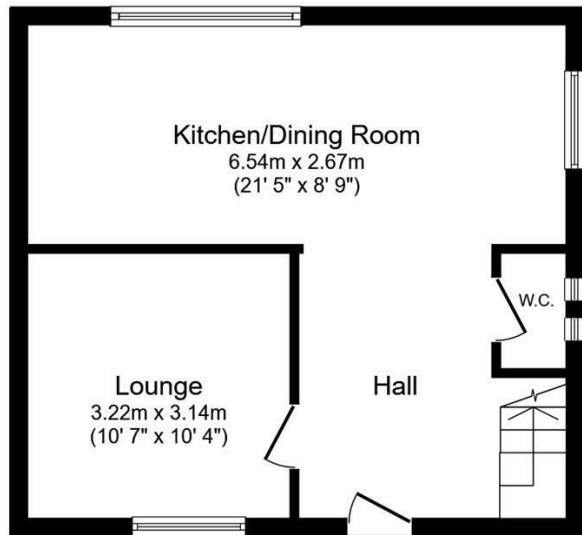
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

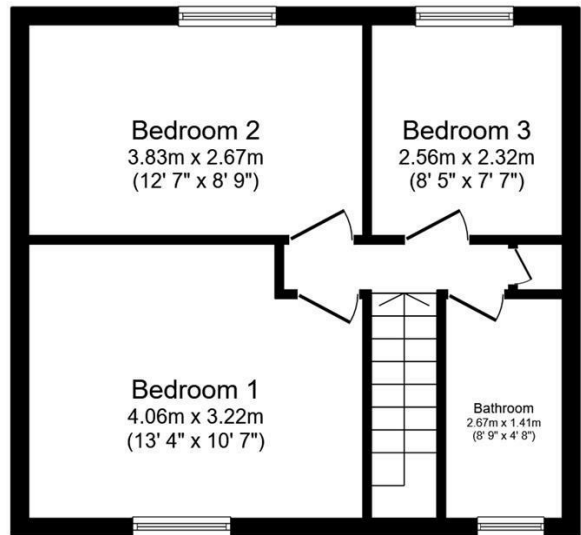
<https://www.groundstability.com/public/web/home.xhtml>

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

## Floor Plan



**Ground Floor**  
Floor area 39.2 m<sup>2</sup> (422 sq.ft.)



**First Floor**  
Floor area 38.8 m<sup>2</sup> (418 sq.ft.)

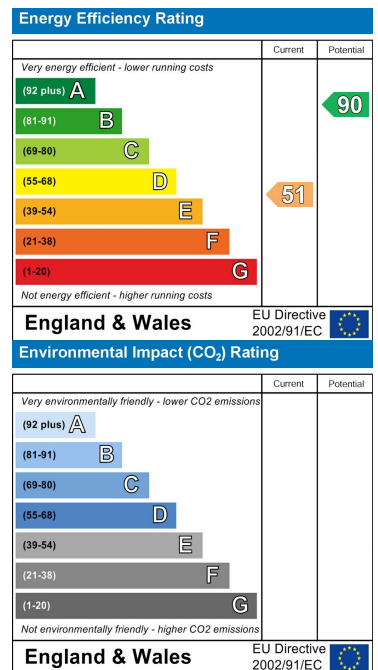
**TOTAL: 78.0 m<sup>2</sup> (839 sq.ft.)**

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



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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