



46 Spalton Road, Parkgate, Rotherham, S62 6AF

Offers Around £115,000

Offered for sale with NO VENDOR CHAIN, is this three bedrooomed mid terraced, accommodation comprises lounge, dining room, kitchen, ground floor bathroom, three bedrooms, separate W.C. rear courtyard. GAS CENTRAL HEATING, uPVC DOUBLE GLAZING. Suitable for first time buyers and investors.

Lounge 13'6" x 11'10" (4.13 x 3.63)



Front UPVC entrance door leads into the lounge, with front UPVC window, central heating radiator.

Dining Room 13'6" x 12'11" (4.12 x 3.95)



Door from lounge leads to dining room, with door leading to cellar, rear UPVC window, central heating radiator and door leading to stairs.

Kitchen 10'2" x 7'3" (3.12 x 2.23)



Door from dining room leads to kitchen, with base and wall units, space for cooker and fridge, side UPVC window, rear UPVC door leads to rear courtyard, door leads to bathroom.

Bathroom 8'2" x 6'9" (2.5 x 2.06)



Bathroom suite in white, comprising of corner bath, washhand basin and WC, side and rear UPVC window.

First Floor

Stairs rise to first floor hallway, entrance doors to all bedrooms and W.C.

Bedroom One 13'6" x 11'11" (4.14 x 3.64)



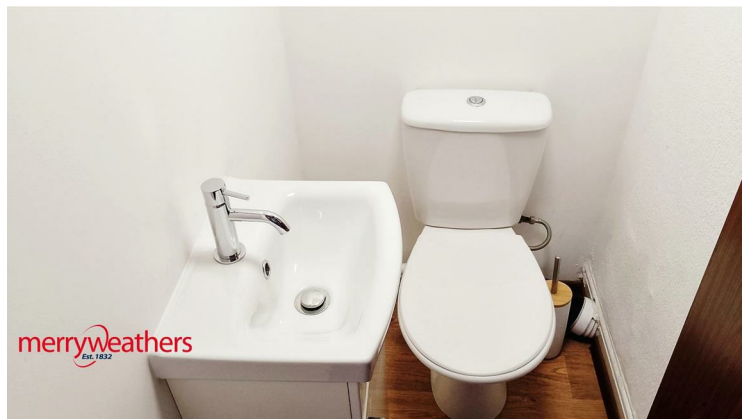
Front UPVC window, central heating radiator.

Bedroom Two 13'0" x 10'8" (3.98 x 3.27)



Rear UPVC window, central heating radiator, storage cupboard.

W.C.



Separate W.C. and wash basin.

Bedroom Three 10'2" x 7'4" (3.12 x 2.26)



Rear bedroom, rear UPVC window, central heating radiator.

Outside



Parking to front, rear courtyard.

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>

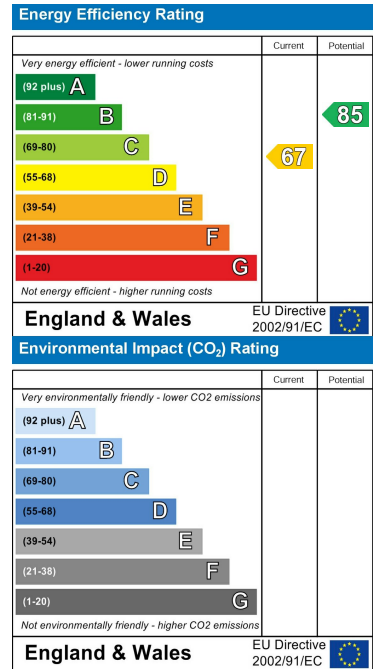
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

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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