

122 St. Marys View, Munsbrough, Rotherham, S61 4NJ

Offers Around £140,000

Viewing is recommended of this immaculately presented three bedroomed Town House, forming the ideal purchase for the first time buyer. The accommodation comprises: Entrance Porch, Cloakroom, refitted spacious Kitchen/Dining room with a range of wall and base units with double doors opening to the Lounge, further patio doors from the Lounge lead into the rear garden, three Bedrooms and modern Bathroom with white suite. Parking to front. Situated in a popular residential area ideally located for amenities within walking distance, as well as Rotherham town centre and the Parkgate Retail World. There are public transport links close by.

Entrance Porch

UPVC entrance door, UPVC window and storage cupboards.

Hallway

Glass panelled door leads to hallway with doors leading to kitchen, WC, and storage cupboard, central heating radiator. with open staircase,

Kitchen/ Dining Room 18'8" x 9'5" (5.70m x 2.88m)



Modern wall and base units with granite worktops, tiled walls, housing electric oven, hob and extractor hood, granite sink, space for washing machine, fridge, freezer and dryer. Wall mounted central heating radiator. Patio doors leading to the lounge.

Lounge 15'8" x 10'9" (4.80m x 3.30m)



Fire surround housing electric fire, UPVC patio doors leading to rear garden, UPVC rear window and central heating radiator.

Ground Floor W.C.



W.C. and wash basin in white, with vanity unit and wall cupboards, tiled walls.

First Floor

Loft access, central heating radiator, doors leading to bedrooms and bathroom

Bedroom One 15'1" x 9'5" (4.61m x 2.88m)



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

Bedroom Two 12'0" x 9'5" (3.66 x 2.89m)



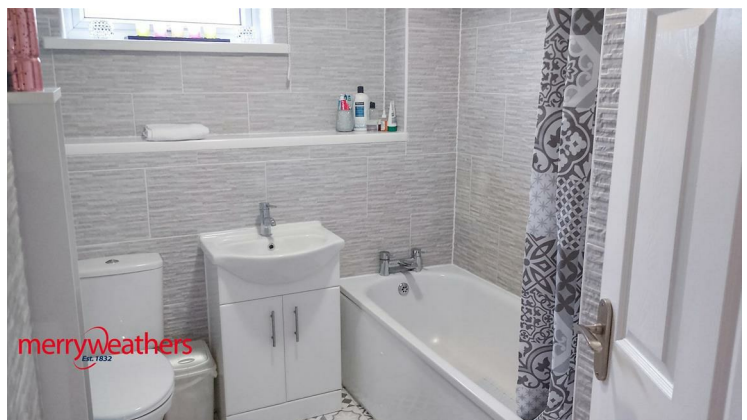
Front UPVC window and central heating radiator.

Bedroom Three 9'9" x 6'7" (2.99 x 2.02m)



Rear UPVC window & central heating radiator.

Bathroom 6'9" x 6'7" (2.07m x 2.03m)



Modern bathroom suite comprising of bath with shower over, wash hand basin and W.C. Vanity unit, heated towel rail, tiled walls and flooring.

Outside



Front driveway for parking, with path leading to front garden steps, patio door open to rear enclosed garden with patio area, storage outbuilding, shed, and rear access gate.

Material Information

Material information

Council Tax Band A

Tenure Freehold

Property Type Mid-town 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: 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

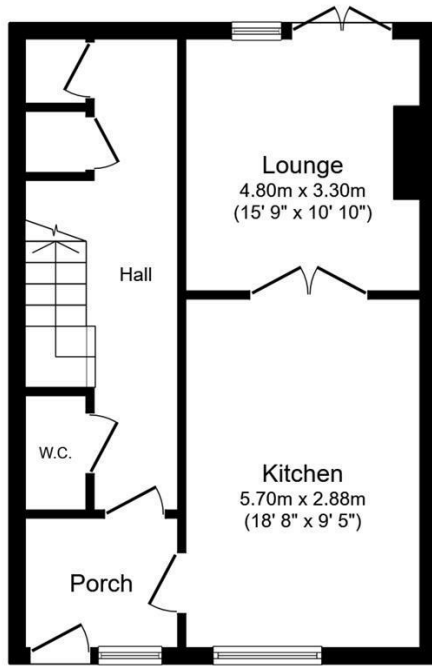
Coal mining area South Yorkshire is a mining area

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

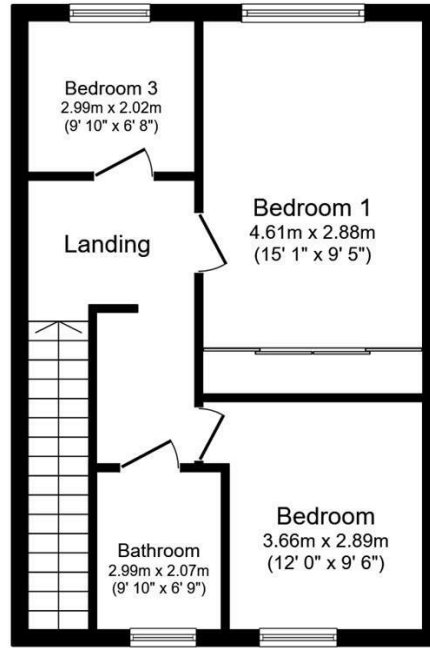
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Ground Floor
 Floor area 41.2 m² (443 sq.ft.)

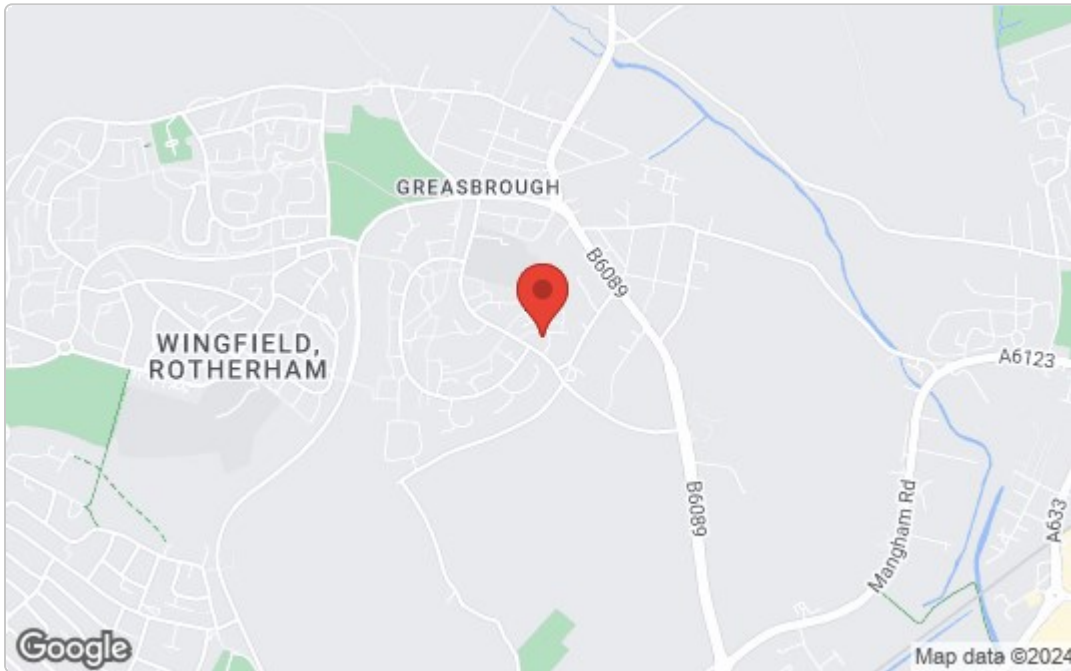


First Floor
 Floor area 41.2 m² (443 sq.ft.)

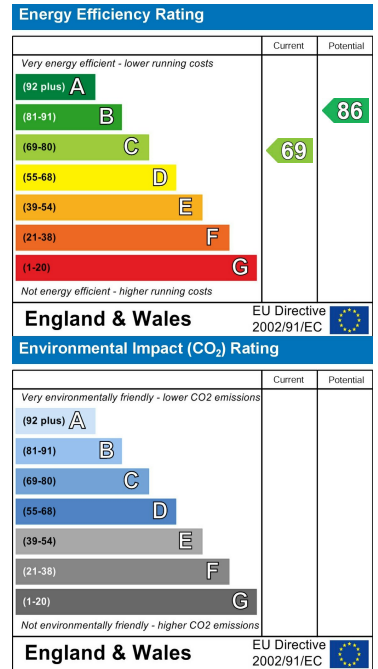
TOTAL: 82.4 m² (887 sq.ft.)

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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