



11 Garbroads Crescent, Thrybergh, Rotherham, S65 4AW

**Offers In The Region Of £150,000**

A three bedroom semi detached property comprising of open plan lounge/ dining area with patio doors overlooking rear garden, modern kitchen, utility room, three bedrooms, modern bathroom suite and parking to front of property.

### Entrance Hallway

UPVC entrance door to hallway, with doors leading to lounge/ dining room and kitchen, side window, central heating radiator. Stairs to first floor.

### Lounge/ Dining Room 22'5" x 11'6" (6.84m x 3.51m)



UPVC double doors leading to rear garden, UPVC front window, two central heating radiators.

### Kitchen 12'4" x 6'11" (3.77m x 2.12m)



Modern wall and base units with worktops housing integrated electric oven, hob and extractor hood, rear UPVC window, central heating radiator, window and door leading to utility room.

### Utility Room 20'8" x 9'0" (6.32m x 2.75m)



Rear UPVC door, window, space for washing machine.

### First Floor Landing.

UPVC window, loft access, doors leading to bedrooms and bathroom.

### Bedroom One 12'7" x 12'5" (3.84m x 3.80m)



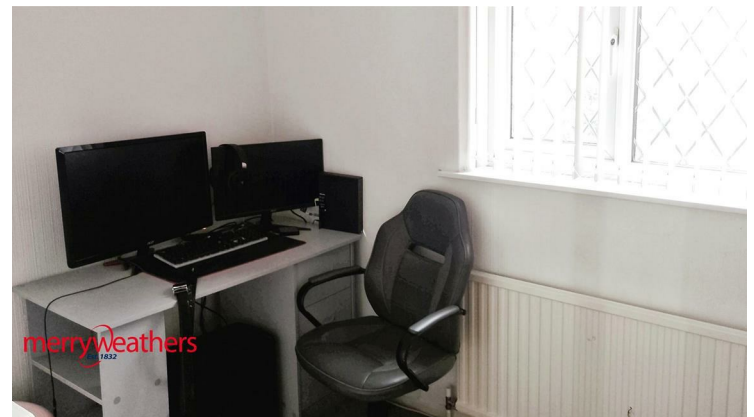
Front UPVC window, central heating radiator.

### Bedroom Two 10'11" x 9'8" (3.35m x 2.95m)



With storage cupboard, rear UPVC window and central heating radiator.

### Bedroom Three 10'9" x 8'9" (3.28m x 2.69m)



Front UPVC window, central heating radiator and storage cupboard.

## Bathroom 7'6" x 5'5" (2.30m x 1.66m)



Modern bathroom suite comprising bath, with shower, sink and W.C. Heated towel rail.

## Outside



Parking to front, with pathway. Rear enclosed, well maintained garden.

## Material Information

Material information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed 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: To front

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

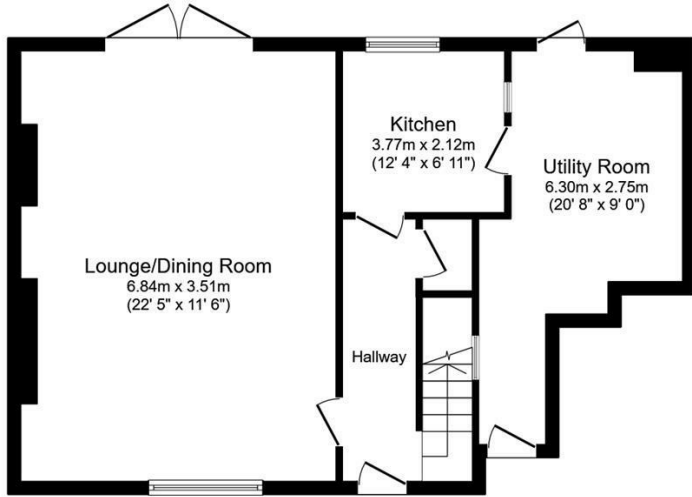
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

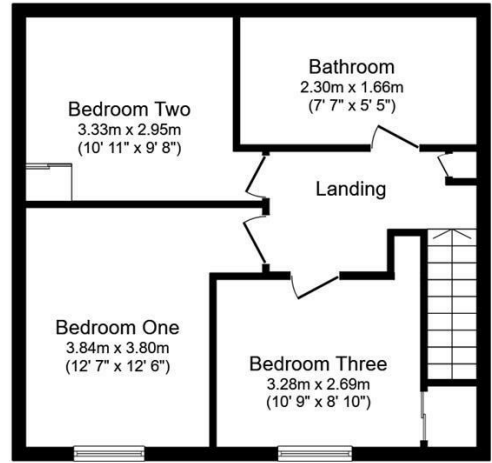
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<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 65.8 sq.m. (709 sq.ft.)

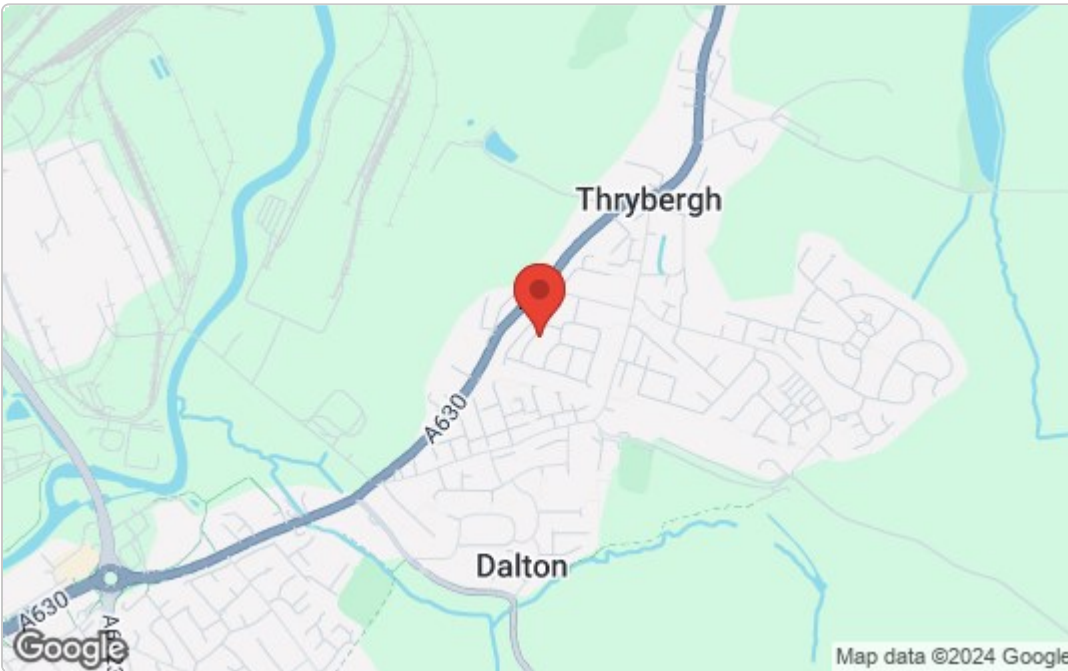


**First Floor**  
 Floor area 49.8 sq.m. (536 sq.ft.)

TOTAL: 115.7 sq.m. (1,245 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		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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			
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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