



132 Doncaster Road, Thrybergh, Rotherham, S65 4BG

**Offers Around £230,000**

A rare opportunity to acquire an EXTENDED TRADITIONAL BAY WINDOWED SEMI DETACHED HOUSE STANDING IN LARGE GARDENS. The property is offered for sale with VACANT POSSESSION and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND DOUBLE GARAGE TO THE REAR. The accommodation comprises: Entrance Hall, bay windowed through Lounge/Dining Room, extended Kitchen, three Bedrooms and Bathroom.

The large gardens are an undoubted feature with rear vehicular access to the DOUBLE GARAGE.



## FRONT ENTRANCE HALL

With uPVC door and side facing uPVC window, radiator and under stairs storage cupboard with uPVC opaque window

**LOUNGE 12'4" x 10'7" (3.76 x 3.23)**



The smaller measurement excluding the front facing uPVC bay window. Ornate fireplace surround and radiator. An arch opens into the Dining Room

**DINING ROOM 11'1" x 14'7" (3.38 x 4.46)**



Excluding the rear facing uPVC bay window with radiator beneath

**EXTENDED KITCHEN 10'8" x 11'4" (3.26 x 3.46)**



With fitted base and wall cupboards and inset stainless steel sink beneath the rear facing uPVC window with two further uPVC windows. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine. A timber door opens in the Entrance Lobby with outer door

## FIRST FLOOR LANDING



With side facing uPVC window

**FRONT BEDROOM 12'9" x 10'7" (3.9 x 3.23)**

With radiator, uPVC window and built-in cupboard

**REAR BEDROOM 11'0" x 14'7" (3.37 x 4.47)**

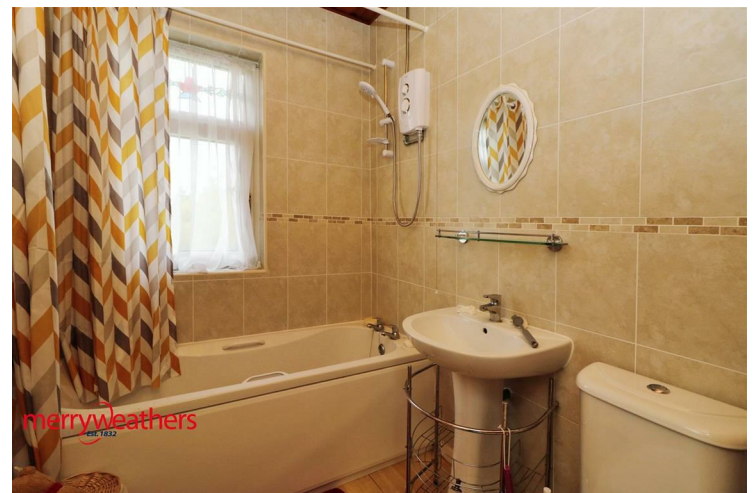


With radiator and uPVC window

**REAR BEDROOM 6'11" x 10'11" (2.13 x 3.34)**

With radiator, uPVC window and cupboard housing the 'Worcester' gas combi boiler

## BATHROOM



With white suite comprising panelled bath with electric

shower, pedestal wash hand basin and W.C. Tiling to the walls, radiator and uPVC opaque window.

## OUTSIDE



To the front is a lawned garden with block paved path. To the rear is a long lawned garden with rear vehicular access leading to the DOUBLE GARAGE.

## MATERIAL INFORMATION

Material information

Council Tax Band C

Tenure Freehold

Property Type Semi detached 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 & Garage to rear

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

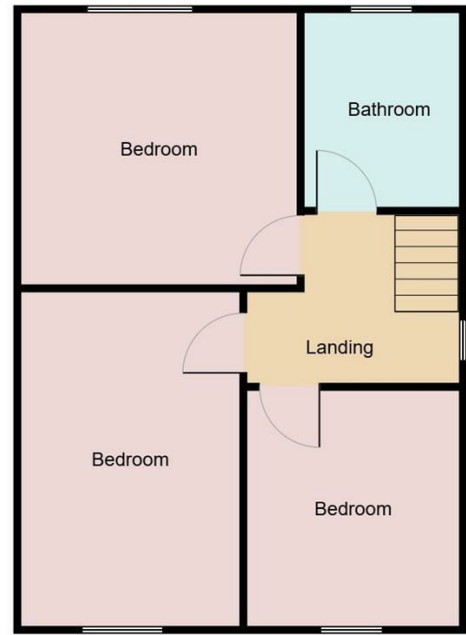
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

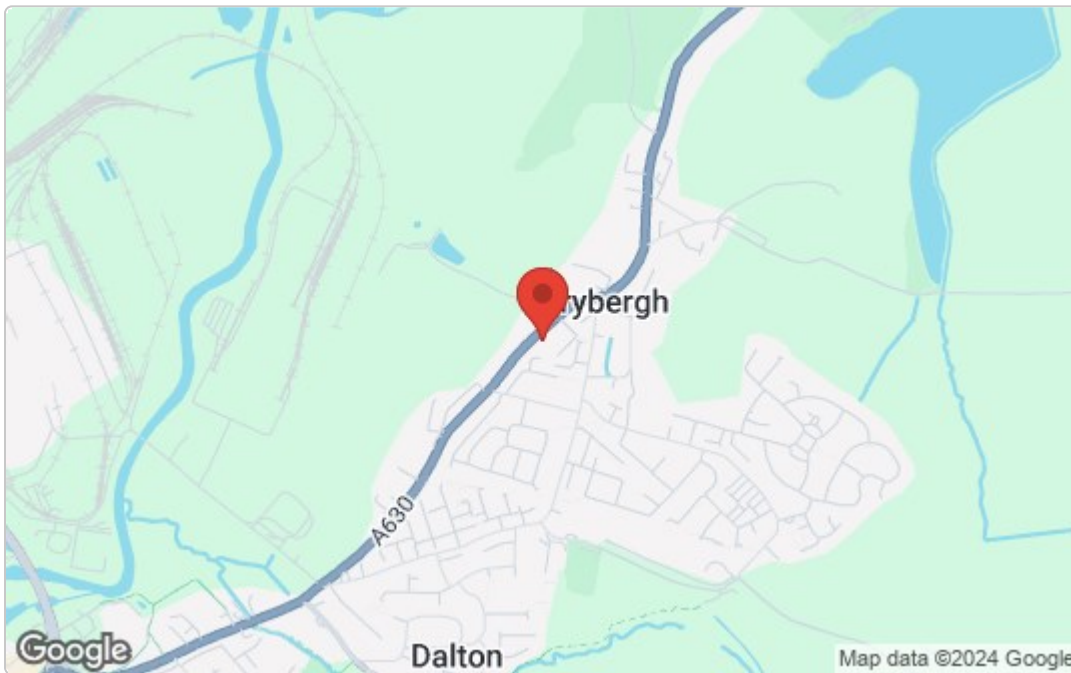
We advise all clients to discuss the above points with a conveyancing solicitor.



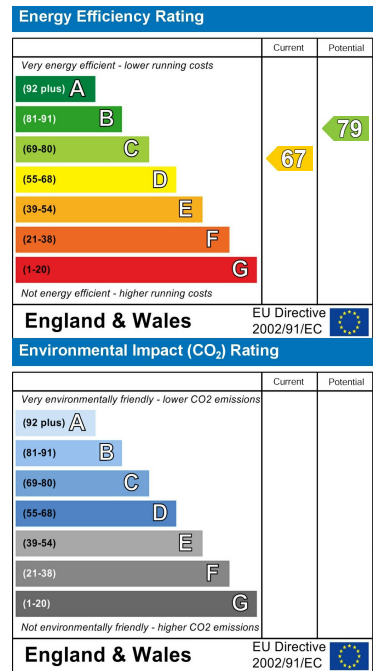
## Floor Plan



## 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**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

