



10 Alder Chase, Scholes, Rotherham, S61 2XU

**Offers Around £399,995**

Situated in this highly regarded area, Merryweathers are pleased to present to the market this superb EXTENDED four bedroom detached family home. Finished to a very high standard, offered with NO FORWARD CHAIN and ready to move into.

### Entrance Porch

Being accessed through a composite door and Karndean flooring.

### Entrance Hall

Further door leading into the hallway. Karndean flooring, a radiator and stairs to the first floor landing.

### Downstairs W.C



Having a low flush w.c, hand wash basin with vanity unit and being part tiled to splash back areas.

### Lounge



Having a bay window, a radiator and an electric fire with surround.

### Dining Area



Having a feature radiator and leading into the Garden room.

### Garden Room



Having an electric wall mounted heater and double doors leading into the rear garden.

### Kitchen/ Dining Room



Having a range of modern wall and base units in a white high gloss, with a 1.5 sink unit over, incorporating a gas hob, electric fan oven and hood, integral dishwasher, full length fridge, karndean flooring, patio doors and a window over looking the rear garden, a further door leading into the garage.

### First Floor Landing



Having loft access with ladders which is fully boarded out for storage purposes.

### Bedroom One



Having a bay window, a radiator and laminate flooring.

### En Suite Shower Room



Having a shower cubicle with drench shower, hand wash basin with a vanity unit, low flush w.c, splash panels, a heated towel rail and a double glazed window.

### Bedroom Two



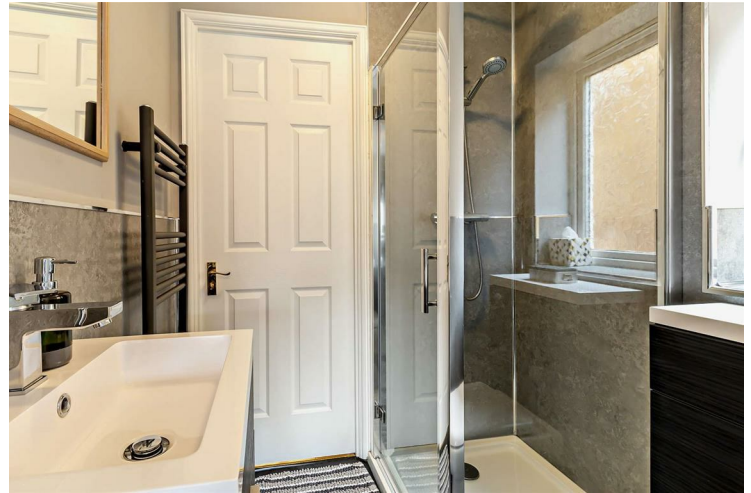
Double Bedroom - Having a window, a radiator.

### Bedroom Three



Double Bedroom - Having a window, a radiator and a range of fitted wardrobes.

### Jack and Jill Shower Room



Having a shower cubicle with drench shower heads, hand wash basin and a low flush w.c, splash panels, a window and laminate flooring.

### Bedroom Four



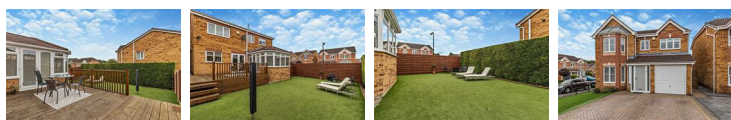
Double Bedroom - Having a double glazed window, a radiator and a triple fitted pine wardrobe.

## Family Bathroom



Having a three piece suite in white, comprising of a panelled bath, a hand wash basin, low flush w.c, a radiator, part tiled and laminate flooring.

## Outside



To the front of the property is an artificial grassed area with a double width driveway leading to a garage with an up and over door. The garage also includes a utility area with a sink, integrated fridge point, washing machine point, tumble dryer point and power and light. The vendors will be leaving the garden shed.

To the rear of the property is a decked area with steps leading down to the low maintenance, private enclosed garden area with artificial grass.

## Material Information

Council Tax Band E

Tenure Freehold

Property Type 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 driveway and garage

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

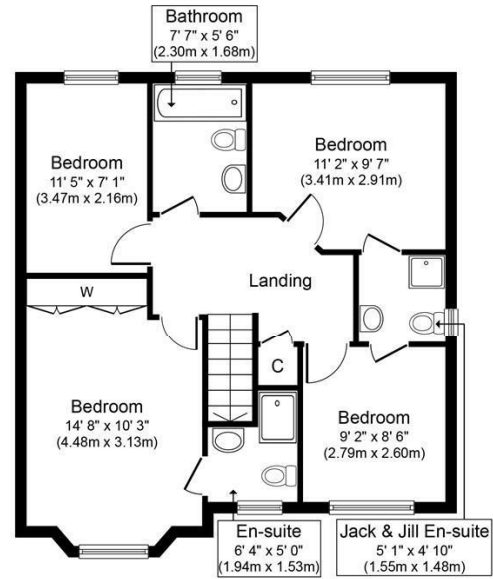
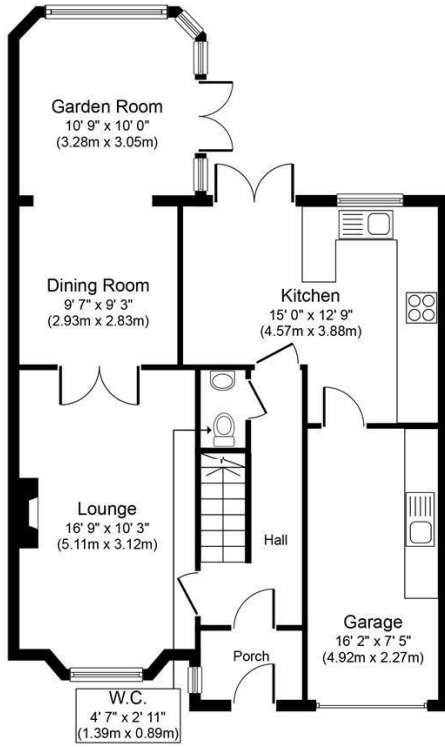
Coal mining area South Yorkshire is a mining area

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 convincing solicitor.

# Floor Plan

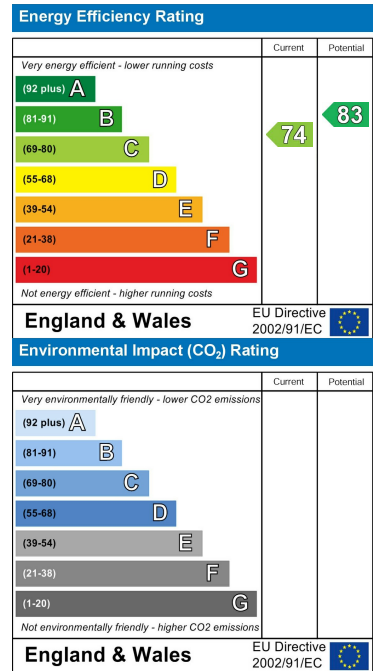


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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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