



127 Doncaster Road, Clifton, Rotherham, S65 2BN

Offers Around £220,000

A tremendous opportunity to acquire a large, traditional THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN AND ONLY A MOMENTS WALK FROM BOTH CLIFTON PARK AND CLIFTON COMMUNITY SCHOOL.

The spacious accommodation is complimented by gas central heating and double glazing and briefly comprises: Reception Hall, bay windowed Lounge, Dining Room and Kitchen, whilst to the first floor are three good sized Bedrooms and family Bathroom incorporating a shower cubicle.

The property stands in good sized gardens with 3-car driveway, Carport & Garage to one side.

ENTRANCE HALL



With front entrance door and side facing stained glass leaded opaque window. Radiator and storage cupboard

LOUNGE



With front facing sealed unit double glazed bow window with electric roller blinds, period fireplace surround and electric fire, radiator. An arch opens through into the Dining Room

DINING ROOM



With rear facing sealed unit double glazed bow window and radiator

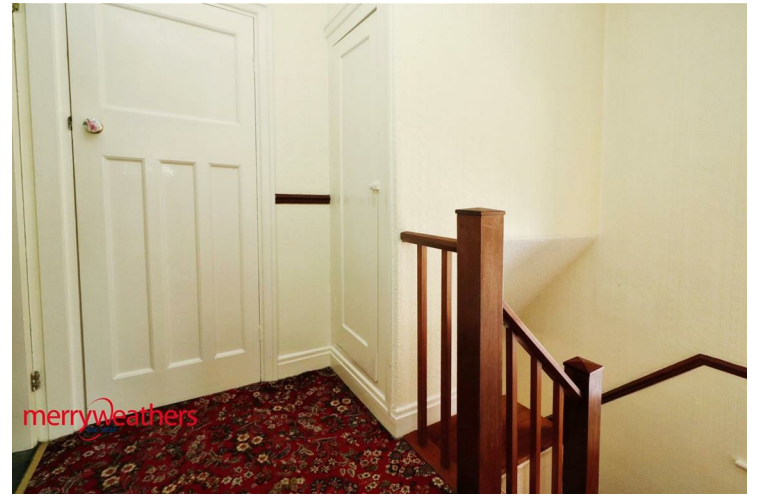
KITCHEN



With a range of fitted Limed Oak finish base and wall

units and inset ceramic sink set beneath the rear facing uPVC double glazed window. integrated electric hob with high level extractor and double oven to one side. Space and plumbing for washing machine, radiator and rear composite entrance door. Under stairs Pantry housing the Hive controlled Glow-worm combi boiler.

LANDING



With radiator, deep linen cupboard and side facing stained glass leaded opaque glazed window

FRONT DOUBLE BEDROOM



With front facing sealed unit double glazed bow window with radiator beneath, built-in wardrobes run the length of one wall.

REAR DOUBLE BEDROOM



With sealed unit double glazed window and radiator beneath. Built-in wardrobes to two walls with bed side cabinet

FRONT BEDROOM



With uPVC sealed unit double glazed window and radiator

BATHROOM



With modern white suite comprising a panelled bath, pedestal hand basin, W.C. and shower cubicle. Tiling to the walls, radiator and two sealed unit double glazed opaque windows.

OUTSIDE



To the front is a lawned garden with concrete drive providing parking for 3 cars and leading to the Carport, beyond which is the detached Garage. The large rear garden incorporated a raised paved patio with steps leading down to the sheltered lawn with established shrubs and borders and 'secret garden'

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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.

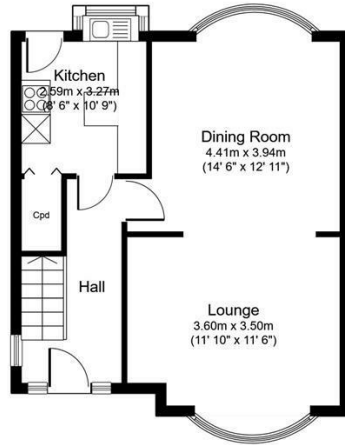
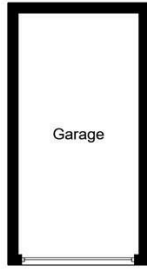
<https://www.groundstability.com/public/web/home.xhtml>

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

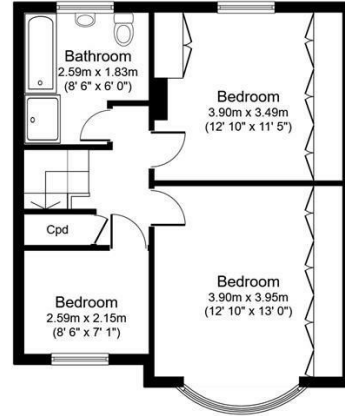
Floor Plan

127 Doncaster Road, ROTHERHAM, S65 2BN

Total floor area 100.7 sq.m. (1,084 sq.ft.) approx (Excluding Garage)



Ground Floor



First Floor

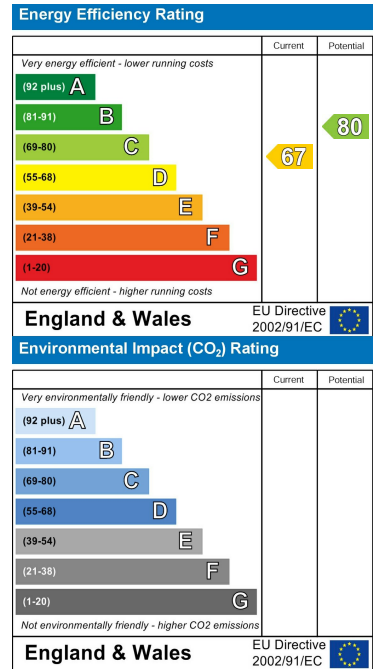
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

Area Map



Energy Efficiency Graph



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