



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Haugh Green, Rawmarsh, Rotherham, S62 7FB

Offers In The Region Of £315,000

AN IMMACULATELY PRESENTED FOUR BEDROOM/THREE BATHROOM DETACHED FAMILY HOME LOCATED ON AN EXTREMELY POPULAR, ESTABLISHED DEVELOPMENT AND ADJOINING FIELDS TO THE REAR.

The property, which is in excellent decorative order throughout, offers spacious and versatile accommodation, complimented by gas central heating and uPVC double glazing. The accommodation briefly comprises: Reception Hall, Cloakroom, Lounge, separate Dining Room and fitted Breakfast Kitchen. Leading off the first floor Landing are four Bedrooms, (two having En-Suite Shower Rooms) and the family Bathroom.

To the front is a double width drive whilst to the rear is a tiered garden with lawns and patios.

RECEPTION HALL

With front entrance door, radiator and Cloaks cupboard. Inner door to Garage.

CLOAKROOM

With W.C. pedestal wash hand basin and W.C. Radiator and opaque window

LOUNGE

The focal point being the period style fireplace surround and 'Living Flame' coal effect fire, front facing bay window and two radiators.

DINING ROOM

With radiator and double doors opening into the rear garden

BREAKFAST KITCHEN

With a comprehensive range of base and wall units and inset stainless steel sink set beneath the rear facing window with glazed door to one side. Integrated electric halogen hob and electric oven with high level extractor hood. Radiator

LANDING

Approached by a dog-leg staircase with radiator and cupboard

MASTER BEDROOM

With three arched front facing windows, built-in mirror fronted wardrobes and radiator

EN-SUITE

Comprising a tiled shower cubicle, pedestal wash hand basin, W.C. and bidet. Radiator, extractor fan and ceiling downlighters

REAR BEDROOM TWO

With radiator and built-in wardrobe

EN-SUITE

With tiled shower cubicle, W.C. vanity wash hand basin and radiator. Extractor fan and ceiling downlighters.

REAR BEDROOM THREE

With radiator and window overlooking the fields

REAR BEDROOM FOUR

With radiator

FAMILY BATHROOM

With corner bath, pedestal wash hand basin and W.C. Tiling to the walls, radiator and ceiling downlighters.

OUTSIDE

To the front is a double width tarmac driveway giving access to the integral GARAGE. Lawned garden to one side.

To the rear is a landscaped tiered enclosed garden with raised block paved patio and steps leading down to a sheltered lawn with established ornamental bushes and Pond.

MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type 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 & 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-](https://check-for-flooding.service.gov.uk/find-location)

[flooding.service.gov.uk/find-location](https://check-for-flooding.service.gov.uk/find-location)

Planning permissions N/A

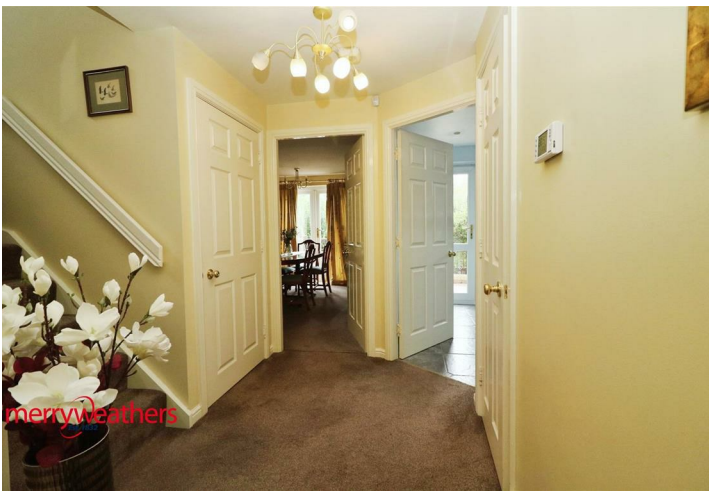
Accessibility features N/A

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/w>

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



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932



merryweathers
Est. 1932

Floor Plan

59 Haugh Green, Rawmarsh, ROTHERHAM, S62 7FB
 Total floor area 117.8 sq.m. (1,268 sq.ft.) approx (Excluding Garage)



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

Created using Vision Publisher™

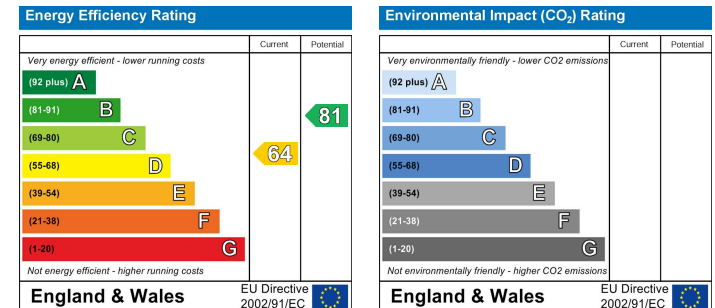
PRESTIGIOUS HOMES



Area Map



Energy Efficiency Graph



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

