



55 Bear Tree Road, Parkgate, Rotherham, S62 6JA

£170,000

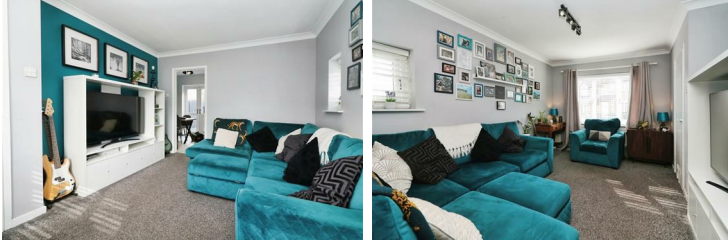
A recently re-furnished three bedroom semi-detached house, in excellent decorative order throughout. The property is situated within 5 minutes drive of the Retail World shopping complex and is centrally placed for travelling to Rotherham, Barnsley and Doncaster.

The accommodation briefly comprises: Entrance Hall, Lounge, re-fitted Dining Kitchen, three Bedrooms and re-fitted Bathroom. There are lawned gardens to front and rear with side drive providing off-road parking.

HALL

With composite entrance door

LOUNGE 10'7" x 14'7" (3.24 x 4.46)



With front and side facing windows and radiator

DINING KITCHEN 13'10" x 8'6" (4.24 x 2.6)



Re-fitted with a range of base and wall units and contrasting work surfaces and inset ceramic sink with monobloc tap. Integrated 'Bosch' gas hob with high level extractor hood and electric oven beneath. Built-in fridge/freezer and dishwasher, tiled floor, radiator and under stairs Pantry. uPVC double doors open from the Dining area into the rear garden

LANDING



FRONT BEDROOM 10'7" x 8'1" (3.24 x 2.47)



Having two front facing uPVC windows and radiator with linen cupboard

REAR BEDROOM 6'10" x 10'2" (2.09 x 3.11)



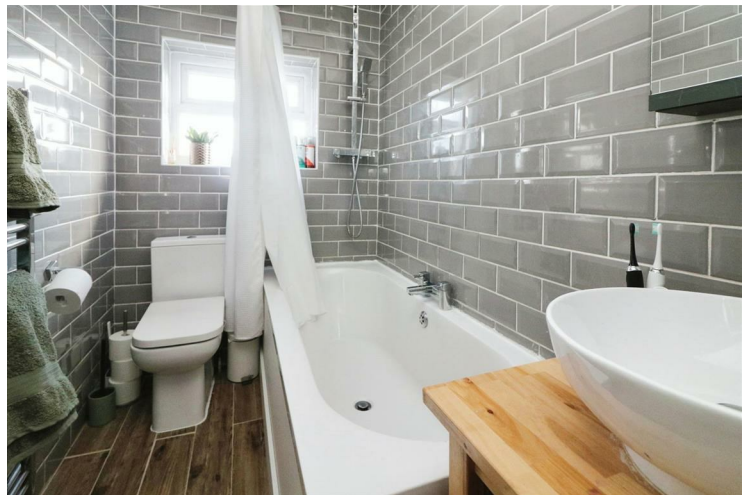
With radiator, uPVC window and laminate flooring

REAR BEDROOM 6'10" x 8'7" (2.09 x 2.64)



With radiator, uPVC window and laminate flooring

BATHROOM 7'7" x 4'10" (2.32 x 1.48)



Comprising a panelled bath with overhead 'drench' shower, vanity wash bowl on a wooden plinth and W.C. Heated towel rail, tiling to the walls and floor and uPVC opaque window.

OUTSIDE



A paved side drive provides off-road parking for two vehicles. To the rear is an enclosed private lawn garden with raised paved patio and timber shed.

MATERIAL INFORMATION

Council Tax Band: A

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

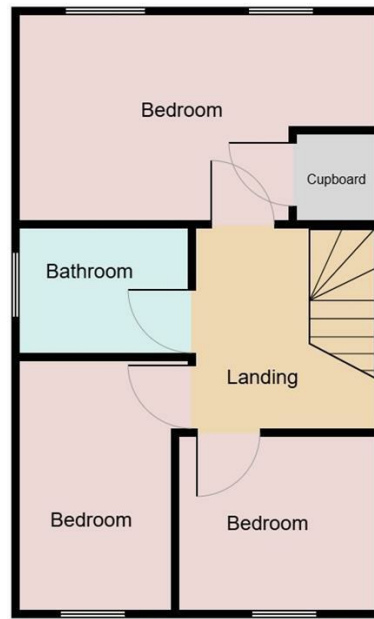
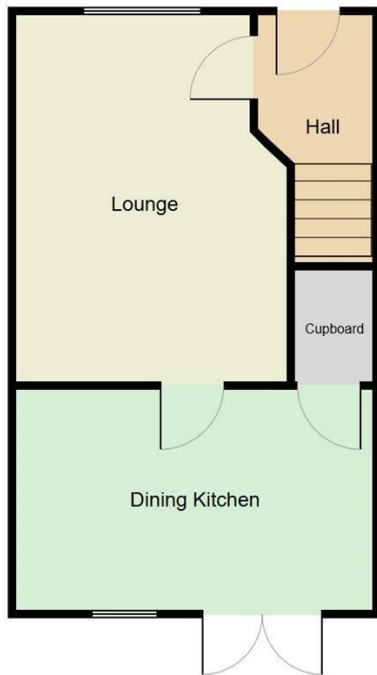
Coal mining area South Yorkshire is a mining area

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

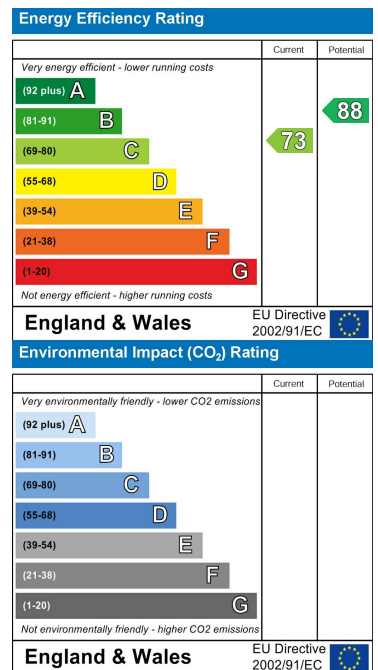
Floor Plan



Area Map



Energy Efficiency Graph



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