

9 Markfield Drive, Flanderwell, Rotherham, S66 2JD

**Offers In The Region Of £250,000**

A viewing is highly recommended of this three bed roomed extended detached property. Comprising of Lounge, Dining room with patio doors to rear garden, modern fitted kitchen, utility room, ground floor W.C. First floor bathroom and three bedrooms. Driveway leading to garage. Well maintained enclosed garden with patio area. Situated in a popular location for ease of access to Schools, amenities and transport networks.

### Entrance Porch

UPVC entrance door leading to entrance porch, with store cupboard, door leading to lounge and stairs to first floor. Gas central heating radiator.

### Lounge 19'10" x 11'9" (6.06m x 3.60m)



UPVC bay windowed lounge, feature fireplace, entrance from porch, doors leading to kitchen and dining room, gas central heating radiator.

### Dining Room 15'8" x 9'1" (4.78m x 2.79)



With UPVC patio doors leading to rear garden, with UPVC windows to side of patio doors and central heating radiator.

### Kitchen 11'6" x 6'11" (3.52m x 2.12m)



Fitted kitchen with wall and base units with work surfaces. built in oven, hob, extractor hood and fridge/freezer, stainless steel sink and space for washing machine, UPVC side window. Opening to Utility room.

### Utility Room 5'5" x 5'2" (1.66m x 1.60m)



Housing Tumber dryer with door leading to W.C. and UPVC side external door.

### W.C.



With W.C. and sink unit in white, rear UPVC window.

### First Floor

#### Landing

Doors leading to Bathroom, three bedrooms, loft access and storage cupboard over stairs

#### Bedroom One 14'7" x 8'4" (4.46m x 2.55m)



Front UPVC window and gas central heating radiator.

#### Bedroom Two 12'2" x 8'4" (3.72m x 2.55m)



Rear UPVC window and gas central heating radiator

### Bedroom Three 9'7" x 6'2" (2.93m x 1.90m)



Front UPVC window and gas central heating radiator.

### Bathroom 6'7" x 6'2" (2.03m x 1.90m)



Suite in white, comprising of bath with shower over, W.C and sink, tiling, gas central heating radiator and rear UPVC window.

### Outside



Driveway to front leading to garage, pathway and small front well maintained lawn with shrubs. Enclosed well maintained rear garden with lawn, patio area and access to garage.

### Material Information

Council Tax Band C

Tenure Freehold

Property Type Three bedroomed semi detached.

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 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

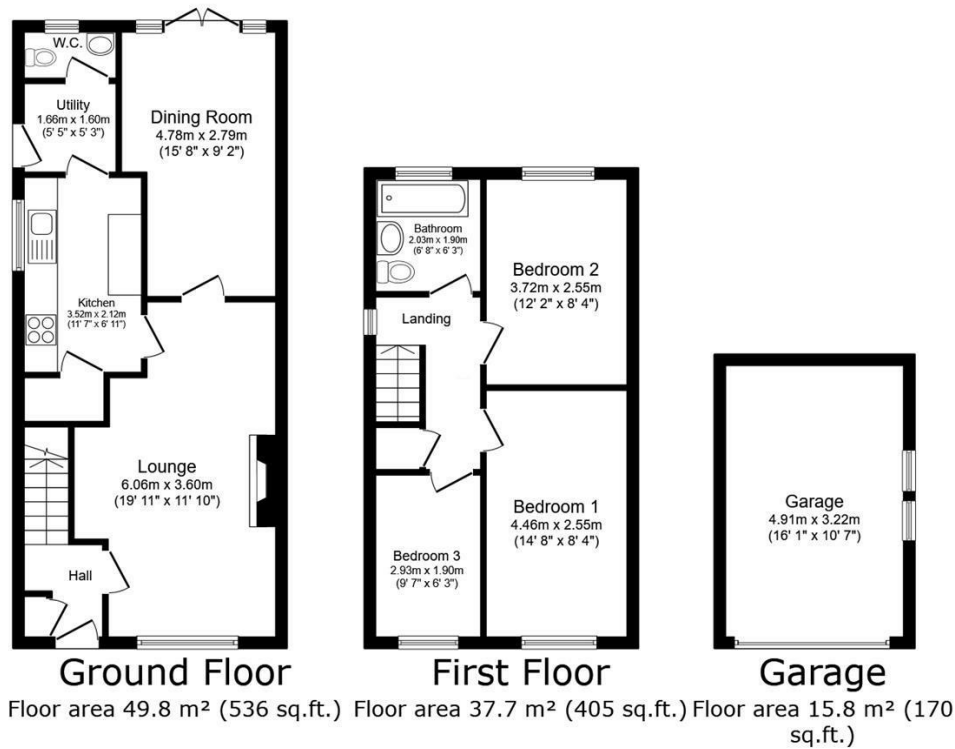
Coal mining area South Yorkshire is a mining area

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 conveyancing solicitor.

## Floor Plan



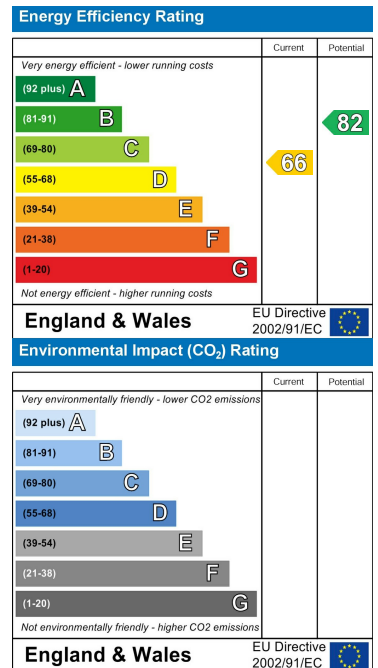
TOTAL: 103.3 m<sup>2</sup> (1,111 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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