



9 Watson Glen, Kimberworth, Rotherham, South Yorkshire, S61 2DZ

**Asking Price £175,000**

EXTENDED DETACHED FAMILY HOME INCLUDING A PLOT OF LAND.

This three bedroom family home situated in this cul de sac location offering good sized accommodation throughout. With off-road parking to the front with driveway and garage to the side, low maintenance garden to the rear and an additional area of land included in the sale.

### Entrance Hall

Accessed through a double glazed door.

### Lounge/ Dining Area 25'6" x 11'8" (7.79 x 3.57)



Having a double glazed window to both front and rear elevation.

### Kitchen 10'0" x 6'6" (3.07 x 1.99)



Having a range of wall and base units, with a sink unit, hob, oven and microwave, space for a fridge freezer, double glazed window, integral washing machine and a storage cupboard.

### Sitting Room 10'0" x 9'9" (3.07 x 2.99)



Having a double glazed window, a radiator and a fitted wardrobe.

### Downstairs W.C

Having a low flush w.c and a hand wash basin with vanity unit.

### First Floor Landing

Having a double glazed window and a storage cupboard housing the boiler.

### Bedroom One 12'6" x 9'0" (3.83 x 2.76)



Having a double glazed window, sliding wardrobes and a radiator

### Bedroom Two 11'6" x 8'9" (3.53 x 2.69)



Having a double glazed window and a radiator.

### Bedroom Three 8'9" x 5'9" (2.68 x 1.77)



Having a double glazed window and a radiator.

## Bathroom



Having a panelled bath with low flush w.c, hand wash basin and a double glazed window.

## Outside



To the front of the property is a shared driveway and garage to the side, having low maintenance gardens to the rear and an additional area of land included in the sale.

## Material Information

Council Tax Band C

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

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>

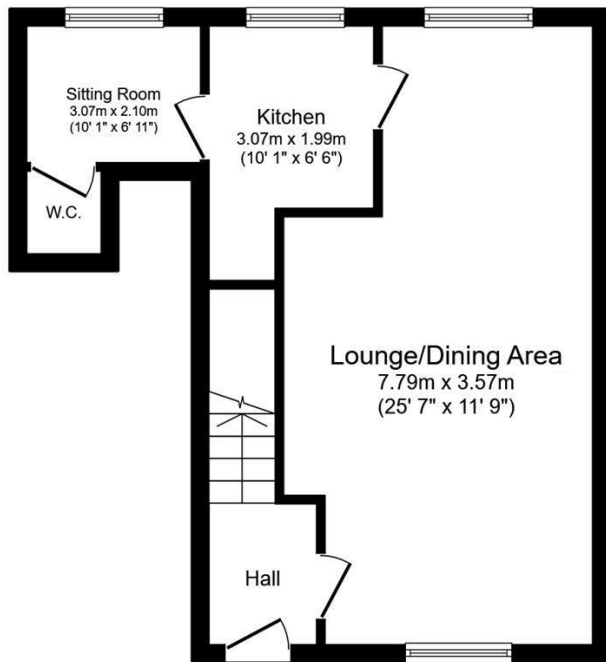
Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

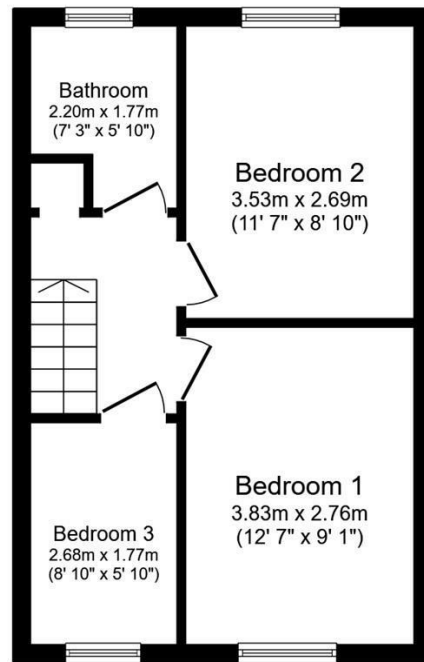
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a convincing solicitor.

# Floor Plan



## Ground Floor

Floor area 39.2 m<sup>2</sup> (421 sq.ft.)



## First Floor

Floor area 34.5 m<sup>2</sup> (372 sq.ft.)

TOTAL: 73.7 m<sup>2</sup> (793 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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