



11 Kilnhurst Road, Rawmarsh, Rotherham, S62 5QQ

Offers In The Region Of £170,000

ATTENTION FIRST TIME BUYERS AND INVESTORS!

Offered with no upward chain this recently refurbished 3 bedroom townhouse is ready to move into! Boasting two spacious reception rooms as well as a modernised kitchen, providing ample space for the whole family. The property features a well-maintained shower room, ensuring convenience and functionality. Easy access for parking with a good size drive as well as a garage located to the rear. Great accessibility to plenty of local amenities.

Don't miss out on the opportunity to make this charming house your own. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Side Entrance Hall

Property is accessed through a double glazed door and a door to the cellar. A storage cupboard and stairs to the first floor landing.

Kitchen 12'4" x 9'3" (3.76 x 2.82)



Having a range of wall and base units with a sink unit, space for a washing machine, hob and oven, tiled to splash back areas, a radiator, laminate flooring and window to rear and a door to the rear.

Dining Room 14'9" x 12'0" (4.50 x 3.66)



Having a window to the side elevation, a radiator and laminate flooring.

Lounge 12'7" x 11'10" (3.84 x 3.63)



Having a double glazed bay window, a radiator and freshly carpeted.

First Floor Landing



Having a double glazed window.

Bedroom One 12'4" x 12'0" (3.78 x 3.66)



Having a double glazed window, a radiator and a feature fireplace.

Bedroom Two 12'0" x 9'4" (3.66 x 2.87)



Having a double glazed window and a radiator.

Bedroom Three 12'5" x 6'11" (3.81 x 2.11)



Having a double glazed window and a radiator.

Shower Room



Having a shower cubicle with shower, hand wash basin and low flush w.c, tiled flooring, double glazed window, storage cupboard housing boiler.

Outside



To the rear of the property is a low maintenance area with a garage.

Material Information

Material information

Council Tax Band A

Tenure Freehold

Property Type Townhouse

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 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

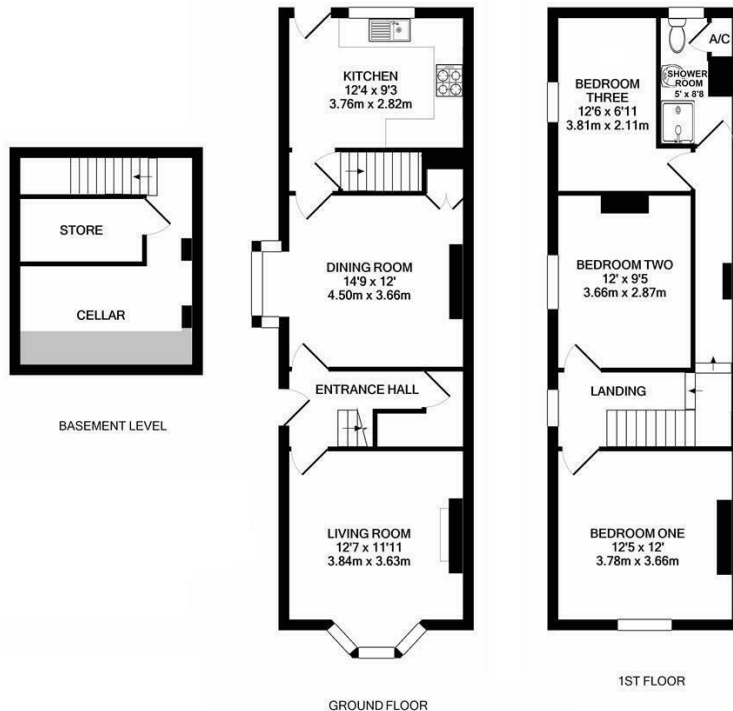
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

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

Floor Plan

11 KILNHURST ROAD, RAWMARSH, ROTHERHAM S62 5QQ



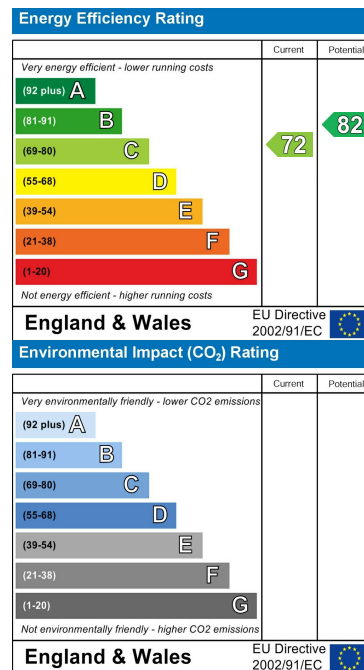
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAIN HOUSE - 102.5 SQ.M (1,103 SQ.FT)
CELLAR - 13.9 SQ.M (150 SQ.FT)
TOTAL - 116.4 SQ.M (1,253 SQ.FT)

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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