



41 Watson Road, Kimberworth, Rotherham, S61 1JS

Offers In The Region Of £130,000

A two bedroomed semi detached property in need of modernisation. Ideal for first time buyers and investors. Property comprises of lounge, kitchen, utility room, two bedrooms and bathroom. Long driveway leading to detached garage with large garden to rear. Set in a popular location with access to local amenities and motorway networks. NO CHAIN.

Entrance Hallway



Front wooden entrance door leading to entrance hallway, with stairs leading to first floor, front UPVC window, central heating radiator, doors leading to lounge and kitchen.

Lounge 18'6" x 10'7" (5.66m x 3.25m)



Front UPVC bay windowed lounge, rear UPVC window. Two central heating radiators and fireplace.

Kitchen 10'4" x 9'4" (3.16m x 2.87m)



With wall and base units and work surfaces, space for washing machine and cooker, sink and side UPVC window. Door leading to Utility room

Utility Room 8'0" x 6'2" (2.46m x 1.89m)



With storage cupboard, box style UPVC windows and rear door. Housing the boiler and with central heating radiator.

First Floor Landing

Winding staircase leading to first floor landing, with UPVC window. Doors leading to two bedrooms and bathroom. Access to loft.

Bedroom One 16'6" x 9'5" (5.05m x 2.89m)



Bedroom Two 9'8" x 6'10" (2.95m x 2.09m)



Front UPVC window and central heating radiator. Storage cupboard

Bathroom 8'2" x 7'2" (2.50m x 2.20m)



White bathroom suite, comprising of shower cubicle, W C. and vanity unit housing sink. Rear UPVC window and central heating radiator. Complimentary spotlights to ceiling.

Outside



Approached via gated access to the front driveway, paved front with shrubs and trees. Side driveway leading to detached garage giving access to rear enclosed lawned garden. With fencing, trees and shrubs. With greenhouse and shed.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Two 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

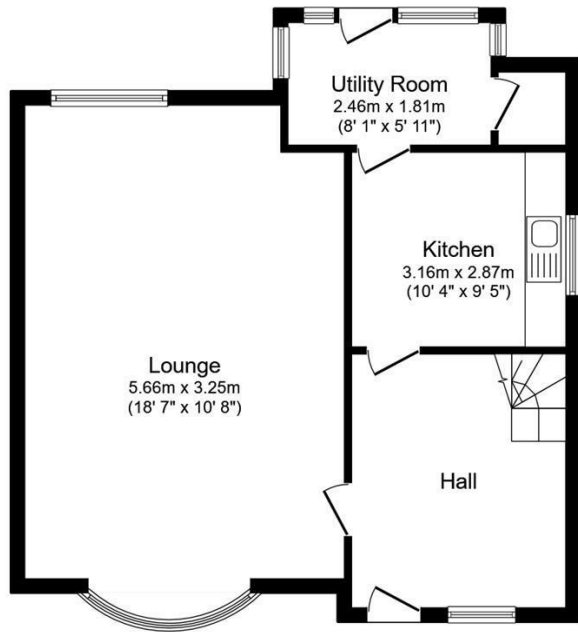
Coal mining area South Yorkshire is a mining area

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>

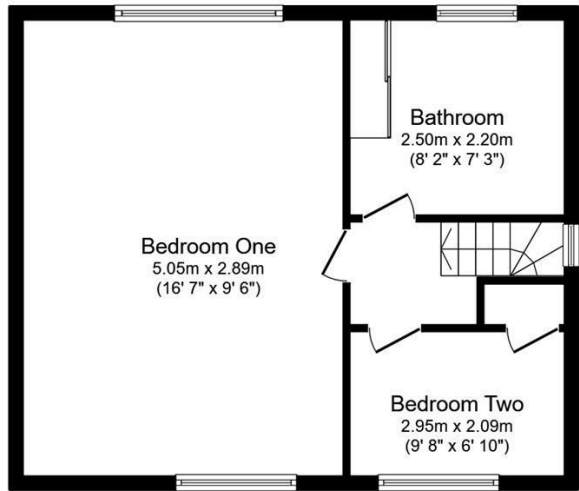
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

Floor area 62.3 m² (670 sq.ft.)



First Floor

Floor area 53.5 m² (576 sq.ft.)

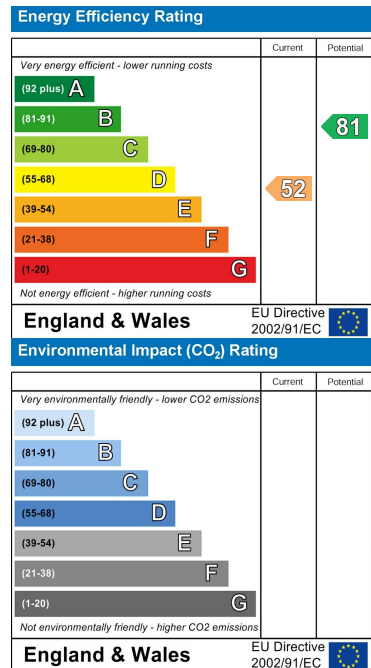
TOTAL: 115.8 m² (1,246 sq.ft.)

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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