



23 Gilberthorpe Street, Clifton, Rotherham, S65 2TW

**Offers Around £140,000**

A traditional bay windowed two bedroom semi-detached house located within walking distance of Clifton Park and Herringthorpe playing fields together with the nearby shops on Middle Lane. The property is offered for sale with vacant possession and benefits from gas central heating, double glazing and garage with ample additional off-road parking. The accommodation comprises: Entrance Hall, Cloakroom, bay windowed Lounge, separate Dining Room with small Conservatory, Kitchen, two double Bedrooms and Bathroom. Long front lawn with drive and Garage. Enclosed rear with outbuildings.



### ENTRANCE HALL

With timber door and radiator

### CLOAKROOM 3'10" x 5'9" (1.18 x 1.76)

With W.C. and pedestal wash basin

### LOUNGE 11'10" x 11'2" (3.62 x 3.42)



(Excluding the front facing uPVC bay window) With fireplace surround and gas fire, radiator

### DINING ROOM 11'11" x 11'8" (3.64 x 3.58)



With radiator and under stairs cupboard. A half glazed door opens into the rear small Conservatory

### SMALL REAR CONSERVATORY 7'3" x 6'1" (2.21 x 1.86)

### KITCHEN 6'6" x 14'9" (2 x 4.51)



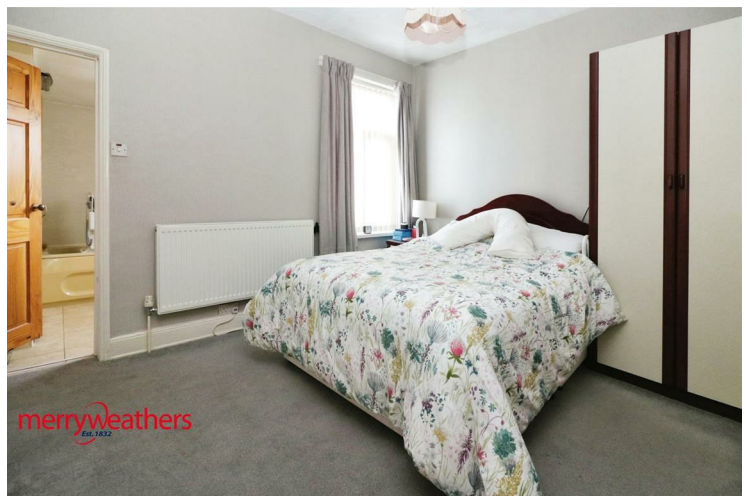
With fitted units and inset stainless steel sink, space and plumbing for washing machine, cooker recess and gas point. Radiator and timber 'stable' door opening into the rear garden

### FRONT BEDROOM 11'10" x 11'5" (3.62 x 3.49)



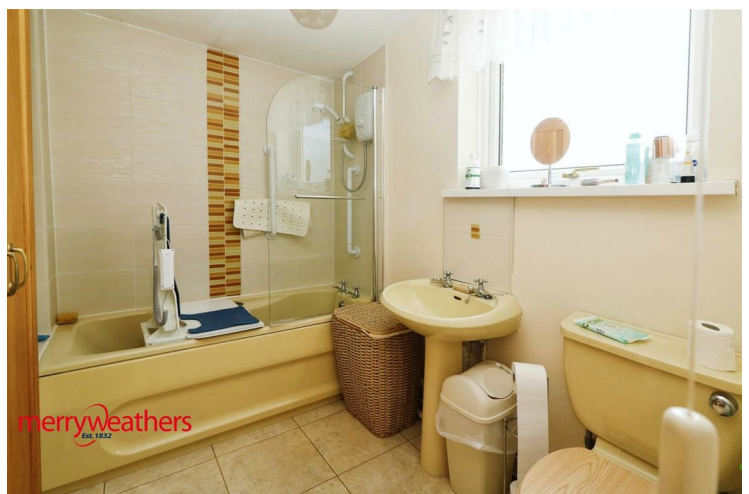
With radiator, uPVC window and storage cupboard

### REAR BEDROOM 11'10" x 11'7" (3.62 x 3.54)



With radiator and uPVC window

### BATHROOM 6'9" x 8'4" (2.07 x 2.56)



Comprising a panelled bath with electric shower and shower screen, pedestal wash hand basin and W.C. Radiator and uPVC opaque glazed window.

## OUTSIDE



To the front is a concreted drive leading past the lawned garden to the single Garage with electric door  
To the rear is a concreted yard with 3 outbuildings.

### 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 & 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>

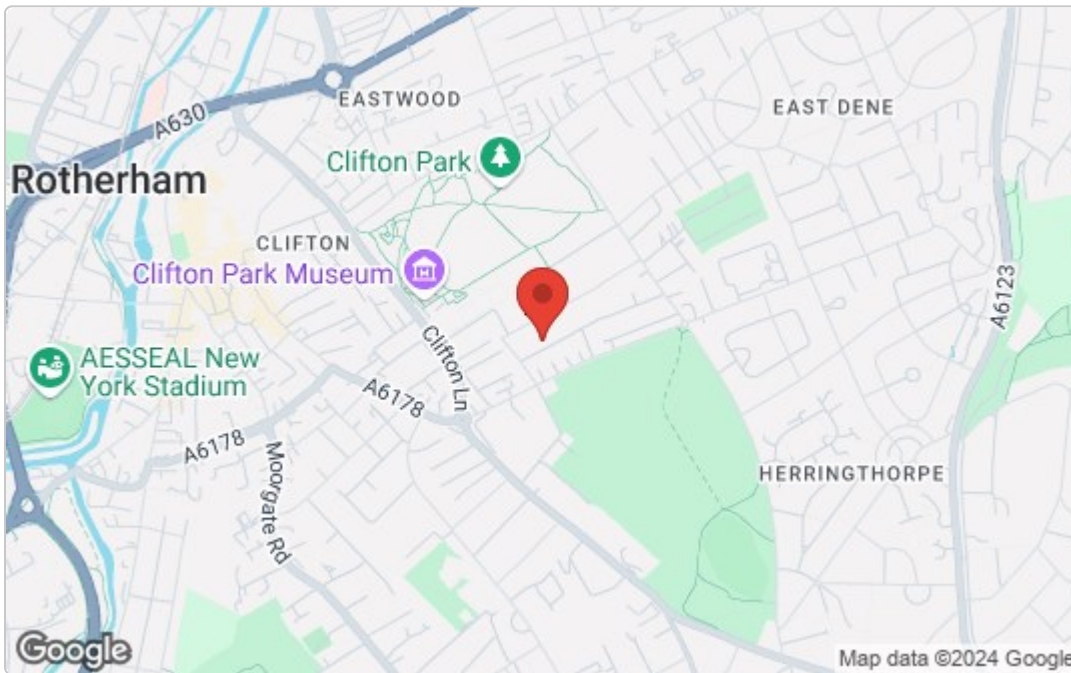
We advise all clients to discuss the above points with a conveyancing solicitor



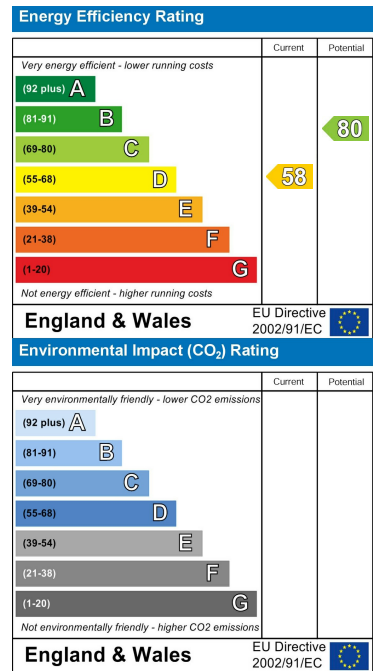
# Floor Plan



# 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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