



18 Northfield Avenue, Rawmarsh, Rotherham, S62 7LA

**Offers In The Region Of £150,000**

Occupying a corner plot is this THREE BEDROOM SEMI DETACHED in need of some modernisation and offered for sale with NO UPWARD CHAIN.

The property has gas central heating and uPVC double glazing, the accommodation comprising: Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms and Bathroom.

There are good sized lawned gardens to front and rear with attached brick store places and side entrance Lobby.



## ENTRANCE HALL



With uPVC front door and 'porthole' window, double panelled radiator and small under stairs cupboard

## LOUNGE 10'4" x 13'3" (3.17 x 4.04)



With rear facing uPVC window and radiator

## DINING ROOM 12'8" x 13'3" (3.87 x 4.04)



With radiator and uPVC window. Built-in cupboards to both sides of the chimney breast

## KITCHEN 8'11" x 7'8" (2.74 x 2.34)



With stainless steel sink, double panelled radiator, two

uPVC windows and built-in pantry. Side uPVC entrance door.

## FIRST FLOOR LANDING

With uPVC window

## REAR BEDROOM 11'7" x 12'3" (3.55 x 3.74)



With radiator uPVC window and cupboard

## REAR BEDROOM 11'6" x 11'3" (3.51 x 3.43)



With radiator, uPVC window and built-in cupboards

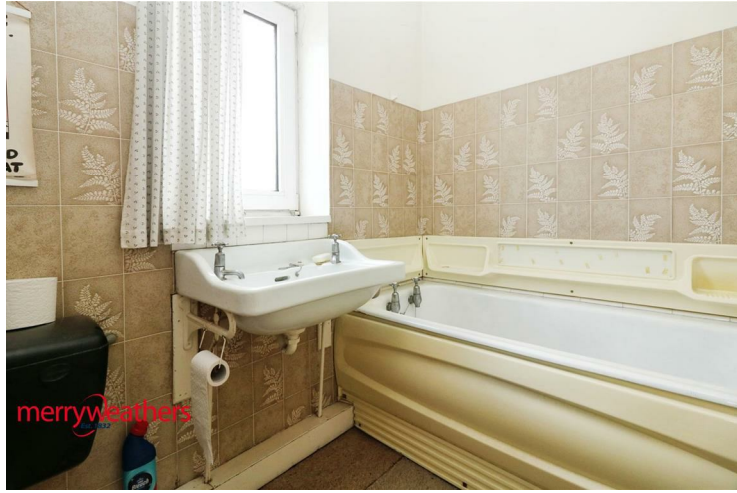
## FRONT BEDROOM THREE 8'7" x 8'5" (2.63 x 2.58)



With radiator, uPVC window and storage cupboard



## BATHROOM 5'11" x 7'4" (1.82 x 2.26)



With 3-piece suite, radiator and two uPVC opaque windows

## OUTSIDE



attached to the side of the house is a brick entrance Lobby and two store places (one housing the gas central heating boiler)

To the front is a lawned garden whilst to the rear is a tapered lawned garden with flower beds and borders.

## 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 On-street

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

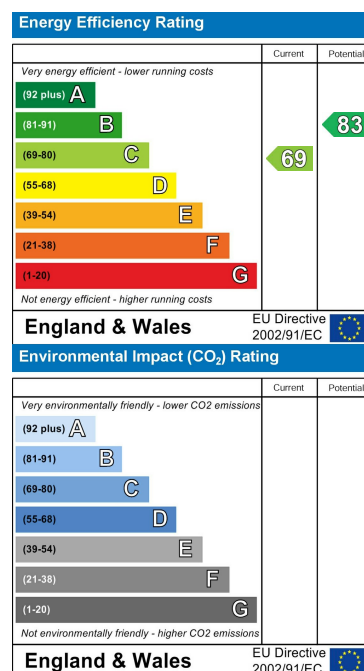
- THREE BEDROOM SEMI DETACHED HOUSE
- CORNER PLOT
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- GAS CENTRAL HEATING + uPVC DOUBLE GLAZING
- IN NEED OF MODERNISATION



## 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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