



15 Morris Avenue, Rawmarsh, Rotherham, S62 7RA

Offers In The Region Of £150,000

A three bedroom semi detached property offered with no vendor chain, set within a popular area of Rawmarsh. Comprising of lounge, kitchen, downstairs W.C. dining room, conservatory, three bedrooms, bathroom, separate W.C. driveway, garage, with front and rear gardens.

Entrance Porch

Front UPVC entrance door to porch, with doors leading to lounge and dining room. Stairs to first floor.

Lounge 18'6" x 10'11" (5.64m x 3.35m)



With front UPVC window, central heating radiator, fireplace, door leading to kitchen. sliding patio doors to the conservatory

Dining Room 9'8" x 9'6" (2.97m x 2.92m)



Front facing UPVC window and central heating radiator, door to both entrance porch and kitchen.

Kitchen 10'9" x 8'5" (3.30m x 2.57m)



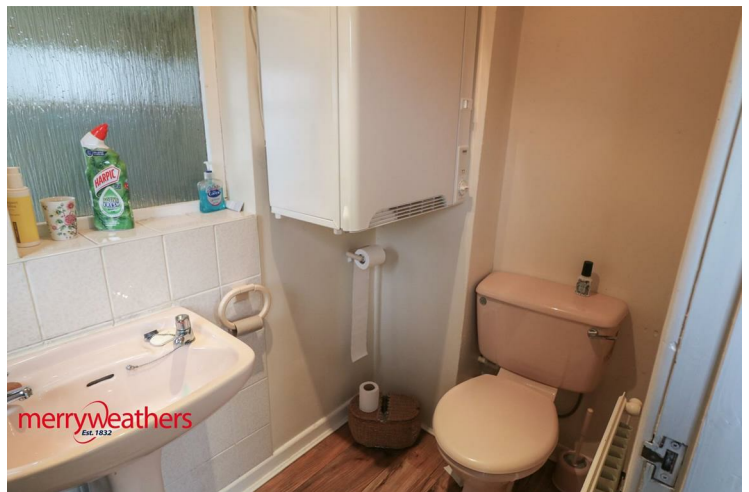
Wall and base units with work surface, stainless steel sink, built in fridge, freezer, dishwasher and washing machine. Rear UPVC window door leading to lobby, two storage cupboards and door to dining room and lounge.

Lobby



Rear lobby gives access to separate W.C., with central heating radiator, UPVC window and UPVC external door.

Ground Floor W.C.



With suite comprising of sink and W.C. Two UPVC windows.

Conservatory 13'10" x 7'9" (4.22m x 2.37m)



Forms part of the extension, with UPVC windows, wood effect ceiling with spotlights, sliding patio doors to the lounge and rear UPVC door to rear garden.

First Floor

Landing

Doors leading to three bedrooms, storeroom, W.C. and bathroom, with loft access.

Bedroom One 11'11" x 11'0" (3.64m x 3.37m)



Front UPVC window and central heating radiator.

Bedroom Two 11'10" x 9'8" (3.62m x 2.97m)



Front UPVC window and central heating radiator

Bedroom Three 9'3" x 6'9" (2.84 x 2.07m)



Rear UPVC window and central heating radiator

Bathroom 9'2" x 8'4" (2.81m x 2.55)



With walk-in bath and sink set within a vanity unit, heated towel rail and UPVC window.

Separate W.C.



White toilet with UPVC window.

Outside



Well maintained garden and pathway to front. with driveway leading to garage. Rear enclosed garden with patio area.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Three bedrooomed 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

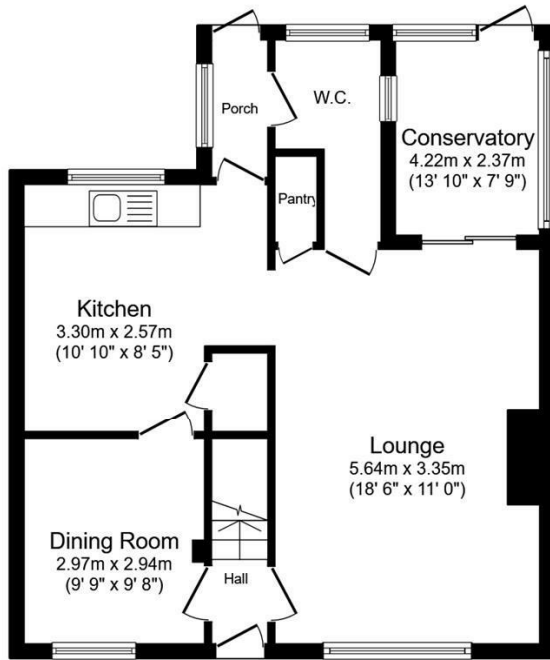
Coal mining area South Yorkshire is a mining area

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>

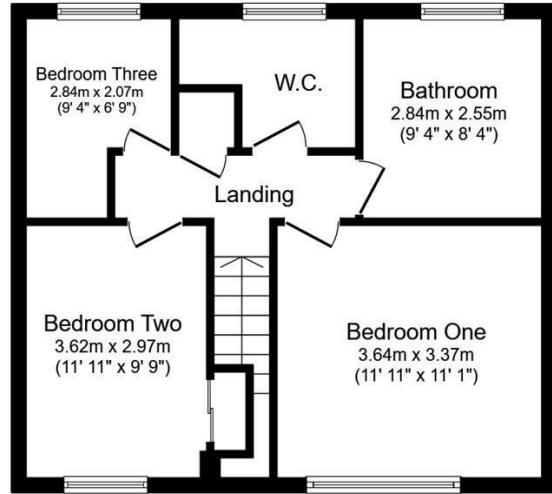
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

Floor area 57.7 sq.m. (622 sq.ft.)



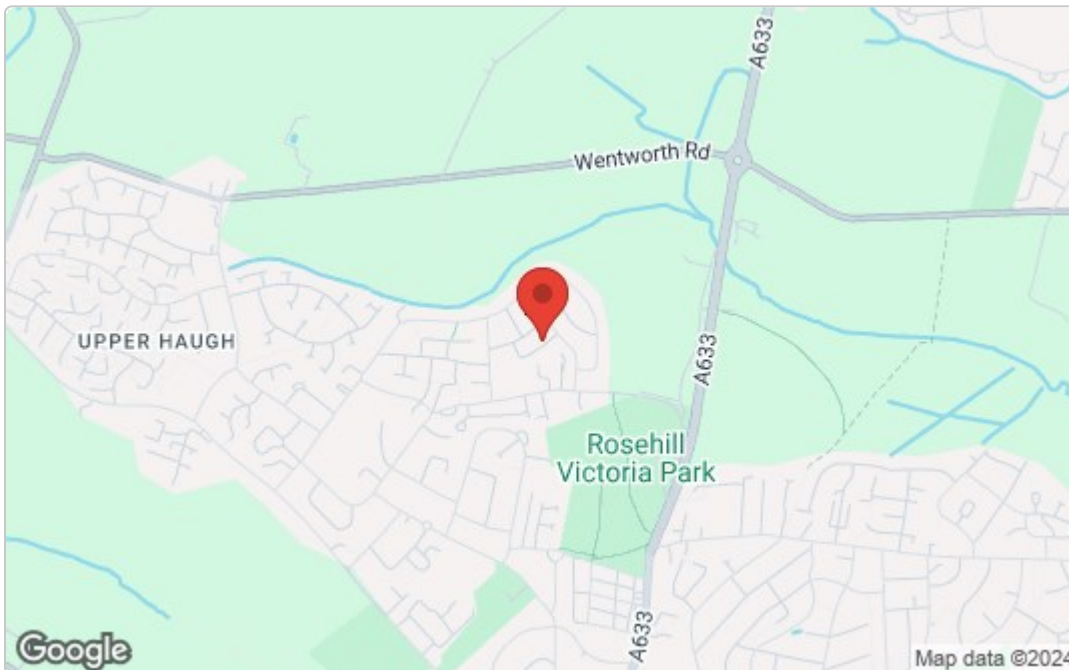
First Floor

Floor area 48.1 sq.m. (518 sq.ft.)

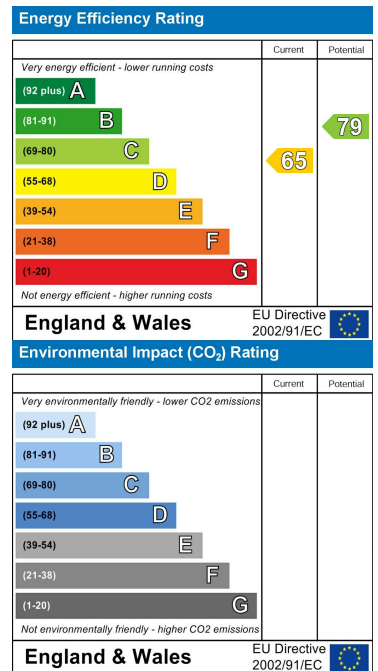
TOTAL: 105.9 sq.m. (1,139 sq.ft.)

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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