



127 St. Marys View, Rotherham, S61 4NJ

**Asking Price £120,000**

Offered for sale with NO FORWARD CHAIN - is this well presented three bedroom townhouse with parking. Suitable for a variety of buyers alike. The property benefits from good sizes throughout and being within close proximity to local amenities and transport networks.

### Entrance Porch

Having a double glazed door and tiled flooring.

### Downstairs W.C

Having a low flush w.c and a hand wash basin.

### Kitchen 12'1" x 9'2" (3.70 x 2.80)



having a window overlooking the front elevation, with a range of wall and base units with a sink unit, a radiator and tiled to splash back areas. Incorporating a gas hob, oven, space for a washing machine and fridge freezer.

### Lounge 15'5" x 11'1" (4.70 x 3.40)



Having a feature fireplace and surround, laminate flooring, two radiators and a window overlooking the rear garden.

### Dining Area 12'1" x 9'2" (3.70 x 2.80)



having laminate flooring.

### First Floor Landing

### Bedroom One 17'4" x 9'2" (5.30 x 2.80 )



Having a double glazed window and a radiator.

### Bedroom Two 13'1" x 9'10" (4.00 x 3.00 )



Having a double glazed window and a radiator.

### Bedroom Three 9'10" x 6'6" (3.00 x 2.00)



Having a double glazed window and a radiator.

## Bathroom



Having a panelled bath with electric shower, low flush w.c, hand wash basin, a radiator and a double glazed window.

## Outside



To the front of the property is a low maintenance garden area providing off road parking. To the rear of the property is an enclosed garden area which is flagged, there is an outhouse which is used for storage.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Town House

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 driveway

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

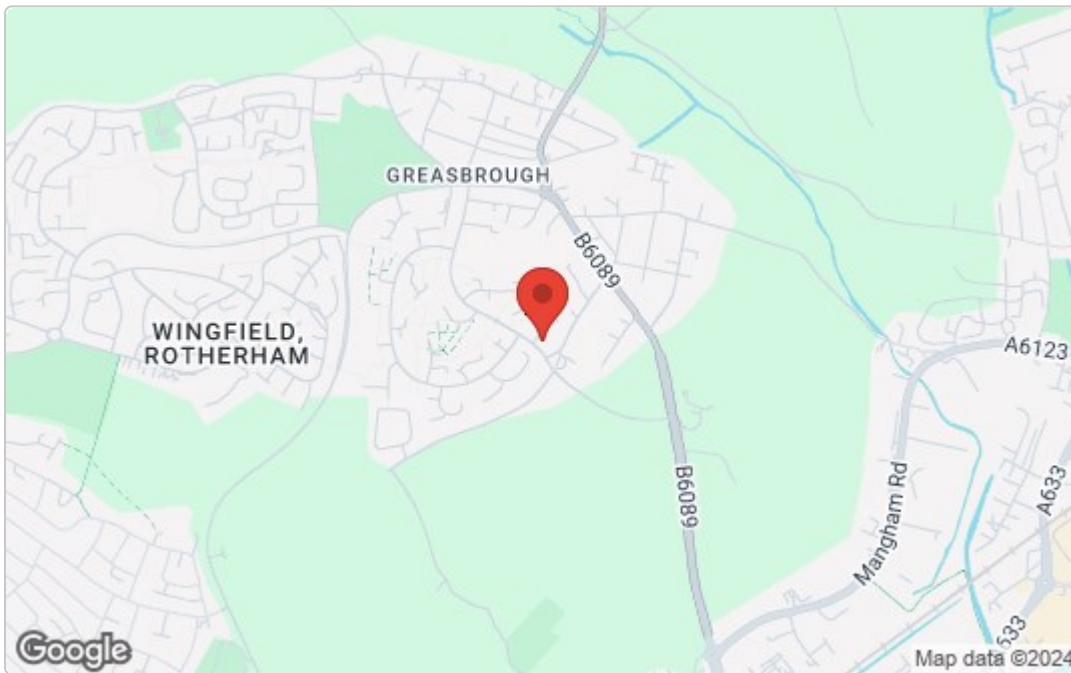
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

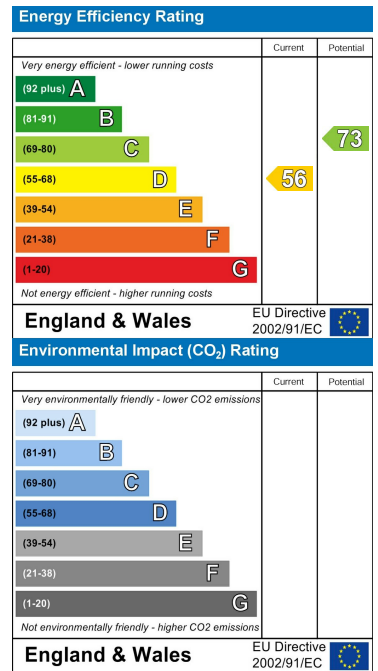


Total floor area 96.2 sq.m. (1,036 sq.ft.) approx

# 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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**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

