



12 Barfield Avenue, Whiston, Rotherham, S60 4EY

Offers In The Region Of £175,000

Situated in the highly regarded and much sought after village of Whiston this THREE BEDROOM SEMI DETACHED HOUSE offers the benefits of GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND A LARGE REAR GARDEN. Located within 5 minutes drive of both Rotherham Hospital and the M1 the property is worthy of an internal inspection to fully appreciate the standard of accommodation on offer.

The property is offered for sale with NO UPWARD CHAIN.

ENTRANCE HALL



With uPVC window, radiator and staircase. Under stairs cupboard housing the 'Baxi' gas central heating boiler

LOUNGE 11'11" x 12'1" (3.65 x 3.7)



With front facing uPVC window, radiator and fireplace with open grate. An Archway opens into the Dining area

DINING AREA 9'11" x 12'6" (3.04 x 3.82)



With radiator and rear facing uPVC window

KITCHEN 7'8" x 8'3" (2.36 x 2.53)



With uPVC rear entrance door and window to one side, radiator and plumbing.

FIRST FLOOR LANDING

With uPVC side window and cupboard

FRONT BEDROOM 10'10" x 11'10" (3.31 x 3.61)



With uPVC window and radiator

REAR BEDROOM 9'7" x 11'11" (2.94 x 3.65)



With uPVC window enjoying far-reaching views and radiator

FRONT BEDROOM 6'11" x 8'11" (2.13 x 2.73)



With uPVC window and radiator

BATHROOM 8'2" x 6'5" (2.5 x 1.98)



With white suite, two uPVC opaque windows and radiator

OUTSIDE



To the front is a lawned garden with pathway leading past the house to the good sized lawned rear garden

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.

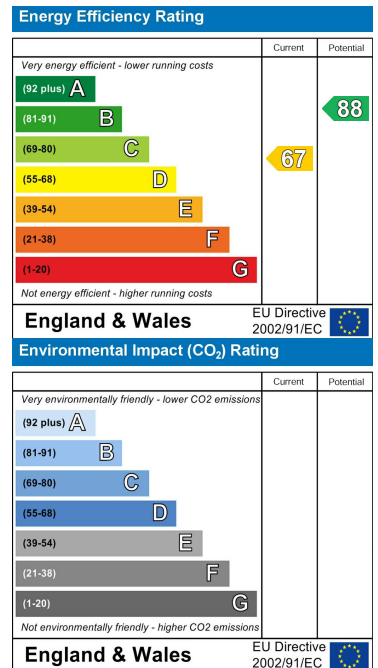
Floor Plan



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.

www.merryweathers.co.uk

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

