



8 Disraeli Grove, Maltby, Rotherham, S66 8HT

Asking Price £225,000

A THREE BEDROOM EXTENDED DETACHED BUNGALOW which enjoys a cul-de-sac location on a popular development and offered for sale with NO UPWARD CHAIN. The bungalow offers gas central heating, uPVC double glazing, Conservatory and ample parking space, the accommodation briefly comprising: Entrance Porch, Lounge, spacious Kitchen, three Bedrooms and Conservatory. There is an enclosed rear Garden and Garage to one side.

FRONT ENTRANCE PORCH

With uPVC door and inner uPVC door into the Lounge

LOUNGE 12'2" x 16'9" (3.72 x 5.11)



With period style fireplace surround on a raised hearth with electric fire. Two radiators, uPVC window

INNER HALL

With linen cupboard

KITCHEN 15'8" x 10'2" (4.8 x 3.11)



With fitted base and wall units with composite sink, integrated gas hob and electric oven with extractor above. Space and plumbing for washing machine. Tiled floor.

REAR BEDROOM 11'1" x 10'3" (3.4 x 3.14)



Having fitted wardrobes to two walls, radiator and rear facing uPVC window

FRONT BEDROOM 6'0" x 11'3" (1.85 x 3.43)



With radiator and uPVC window

BATHROOM 7'11" x 5'3" (2.43 x 1.61)



With white suite comprising panelled bath, pedestal wash basin and W.C. Corner shower cubicle. Heated towel rail, tiling to the walls and uPVC opaque window

REAR BEDROOM 7'11" x 11'1" (2.43 x 3.38)



With radiator and two uPVC windows

CONSERVATORY 8'1" x 10'7" (2.48 x 3.24)



With uPVC windows and double doors opening into the rear garden

OUTSIDE

Block paved forecourt providing ample off-road parking and giving access to the Garage with light, power and electric car charging point.

To the rear is an enclosed garden with paved patio/seating area.

MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Freehold

Property Type Detached Bungalow

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 & 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

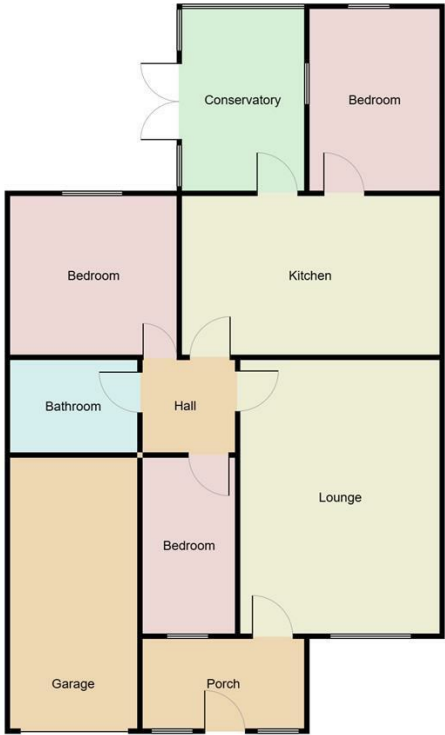
Coal mining area South Yorkshire is a mining area

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

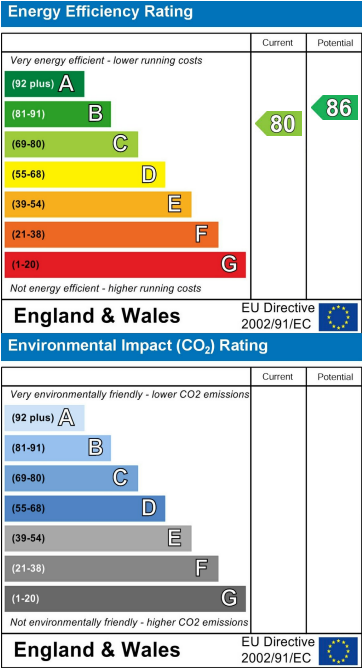


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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

