



27 Watson Road, Rotherham, S61 1JS

**Asking Price £170,000**

OFFERED WITH NO CHAIN - is this three bedroom semi detached property with the benefit of a driveway and a garage. Situated in this elevated position is this ideal family home requiring some modernisation throughout.

## Entrance Hall



Property is accessed via a double glazed door.

## Kitchen 11'2" x 10'2" (3.41 x 3.10)

Having a range of wall and base units with a 1.5 sink unit, space for washing machine, hob and oven, tiling to splash back areas, radiator and a double glazed window.

## Lounge / Dining Room 20'0" x 9'8" (6.10 x 2.96)



having a double glazed window to both the front and rear elevation.

## First Floor Landing

## Bedroom One 9'8" x 8'7" (2.95 x 2.64)



Having a window and a radiator.

## Bedroom Two 8'5" x 5'6" (2.58 x 1.70)

Having a window and a radiator.

## Bedroom Three 9'4" x 6'0" (2.87 x 1.85)

Having a window and a radiator.

## Bathroom 6'10" x 6'9" (2.09 x 2.08)



Having a corner bath, hand wash basin, low flush w.c. and a double glazed window.

## Outside



To the front of the property is a low maintenance garden area with a driveway leading to a detached garage. To the rear of the property is a paved patio area with a grassed lawn.

## Material Information

Council Tax Band A

Tenure Leasehold

Property Type Semi-detached 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 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

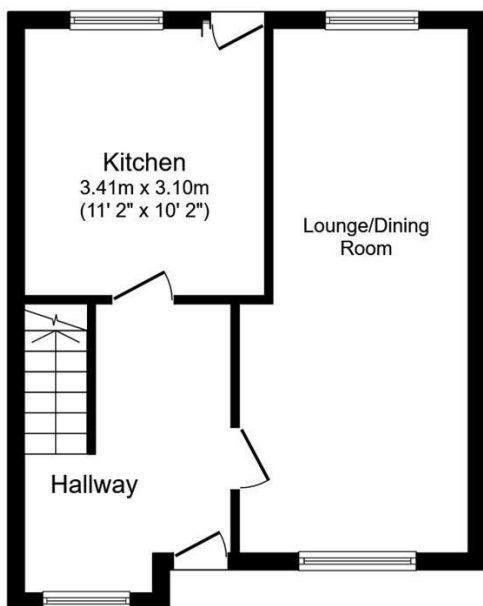
Accessibility features N/A

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.

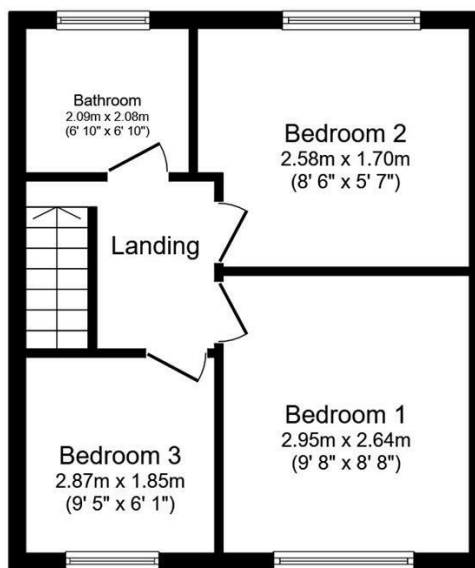
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan



## Ground Floor

Floor area 38.8 m<sup>2</sup> (417 sq.ft.)



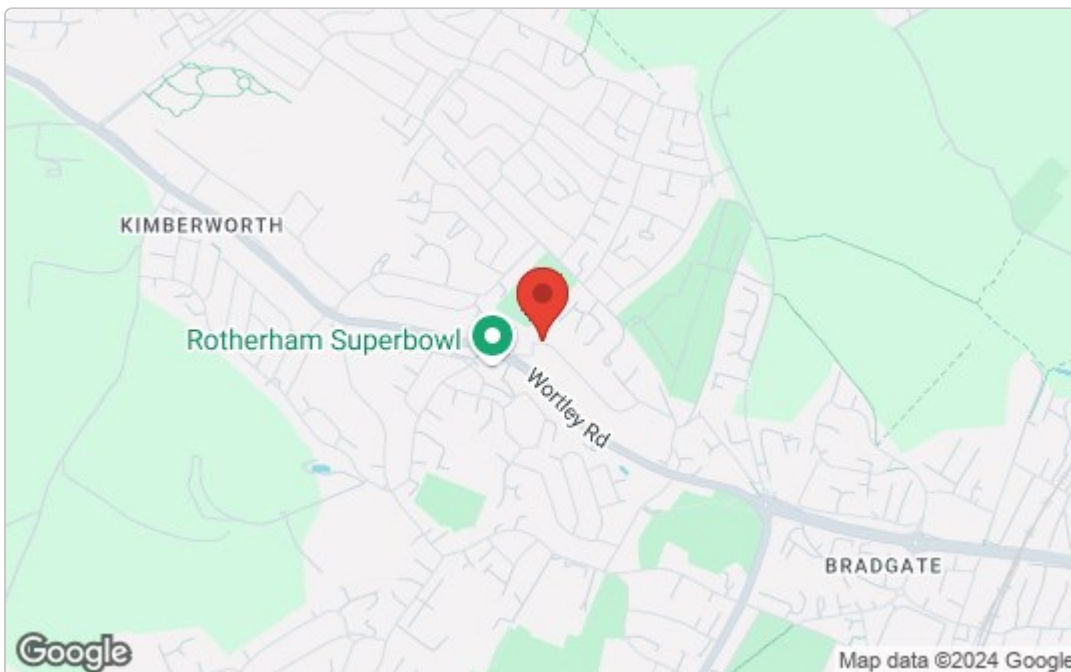
## First Floor

Floor area 37.9 m<sup>2</sup> (408 sq.ft.)

TOTAL: 76.7 m<sup>2</sup> (825 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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