



18 Haugh Green, Rawmarsh, Rotherham, S62 7FF

Offers In The Region Of £325,000

A viewing is highly recommended of this four bedroomed attached to appreciate the standard and size of accommodation on offer. Comprising of Bay windowed Lounge, Breakfast/ Kitchen with modern units housing oven, hob, extractor fan, washing machine, fridge/ freezer and dishwasher, ground floor W.C., four bedrooms, family bathroom, two en-suites, partially boarded loft and integral garage. Front Driveway, gated side access to rear well maintained lawned garden with patio doors leading to patio area. Situated in a popular location in Rotherham, with access to Schools, good transport networks and shopping facilities.

Entrance Hallway



UPVC Entrance door leading to hallway with doors leading to lounge, dining kitchen, ground floor W.C, storage cupboard, and integral garage. Stairs rising to first floor.

Lounge 11'3 x 18'11 (3.43m x 5.77m)



Front facing UPVC bay windowed lounge with central heating radiator, feature fireplace and surround.

Kitchen/ Breakfast Room 13'9 x 11'10 (4.19m x 3.61m)



With modern fully fitted kitchen with wall and base units with work surfaces. Comprising of fitted oven, hob, extractor hood, washing machine, dishwasher, fridge and freezer. UPVC window. Seating area forming part of the breakfast/ kitchen. Full floor tiling.

Dining Room 10'3 x 12'8" (3.12m x 3.86m)



Open plan living provided by opening from Breakfast/ Kitchen to the dining room, with UPVC Patio doors overlooking rear garden.

Integral garage 8'4" x 17'2" (2.54m x 5.23m)

Integral garage, with internal door leading to entrance hallway and up and over garage door, with electric and lighting.

Ground floor W.C 6'10" x 3'5" (2.08m x 1.04m)



White Suite comprising of sink and W.C. Partially tiled walls.

First Floor Landing

Stairs rise to the first floor, with doors leading to four bedrooms, Bathroom and loft access. Side UPVC window. Loft ladder provides access to partially boarded loft with power and lighting.

Bedroom One 15'4 x 12'2" (4.67m x 3.71m)



Main bedroom three UPVC windows, with ample fitted

wardrobes on two walls , central heating radiator and door leading to en-suite.

Bedroom One En-Suite 8'9" x 4'7" (2.67m x 1.40m)



Suite in white comprising of shower cubicle, sink and W.C. partially tiled with UPVC Window and extractor fan.

Bedroom Two 8'5" x 9'7" (2.57m x 2.92m)



Rear UPVC window and central heating radiator, door leading to en-suite.

Bedroom Two En Suite 4'2 x 7'1" (1.27m x 2.16m)



White suite comprising of fully tiled shower cubicle, sink and W.C. UPVC double glazed window and extractor fan. partially tiled walls.

Bedroom Three 8'8" x 10'4" (2.64m x 3.15m)



Front UPVC window and central heating radiator.

Bedroom Four 6'8" x 9'10" (2.03m x 3.00m)



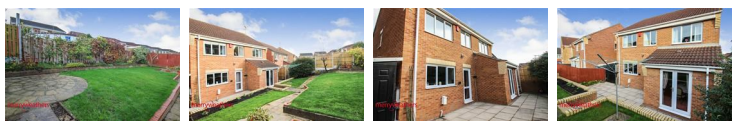
Rear UPVC window and central heating radiator.

Bathroom 8'9 x 5'11 (2.67m x 1.80m)



Fully tiled with white suite comprising of bath, with shower, sink and W.C. Heated towel rail and UPVC window.

Outside



Driveway leading to integral garage, with front up and over door. Gated side access on both sides leads to rear enclosed garden, mainly laid to lawn, patio area and shed.

Material Information.

Council Tax Band D

Tenure Freehold

Property Type Four bedroomed detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type

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 integral 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

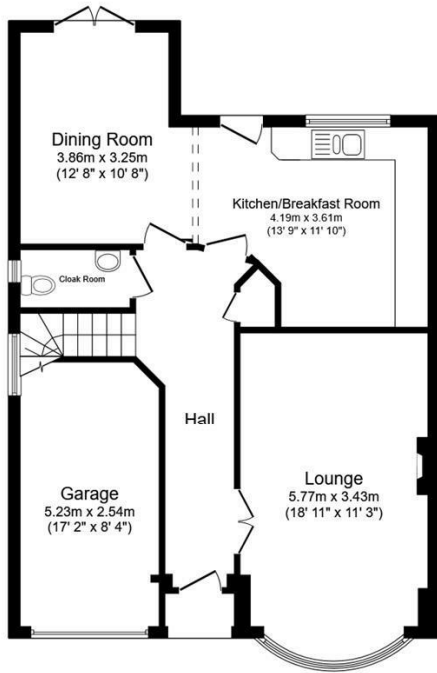
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

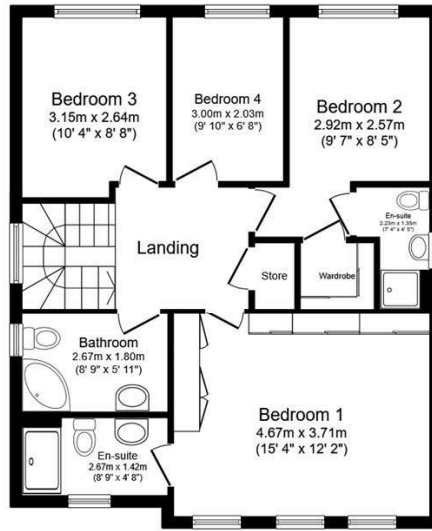
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Ground Floor
Floor area 73.9 m² (795 sq.ft.)



First Floor
Floor area 66.9 m² (720 sq.ft.)

TOTAL: 140.8 m² (1,516 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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