



68 Browning Road, Herringthorpe, Rotherham, S65 2NP

£129,950

ATTENTION CASH BUYERS/INVESTORS-----A three bedroom semi detached house, offered for sale with NO UPWARD CHAIN, conveniently located for the nearby town centre. The property has GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, CONSERVATORY AND GARAGE. Accommodation: Hall, Lounge, Kitchen, Conservatory, ground floor Bathroom, three Bedrooms. Lawned rear garden and detached Garage.

HALL

With uPVC door and radiator

LOUNGE 13'9" x 12'1" (4.2 x 3.7)



With uPVC window, radiator, gas fire/back boiler and under stairs cupboard

KITCHEN 13'9" x 7'10" (4.2 x 2.4)



With base and wall units and stainless steel sink, plumbing for washing machine, radiator and two rear facing uPVC windows

BATHROOM 5'6" x 7'9" (1.7 x 2.38)



With white suite comprising bath and mixer tap shower, pedestal wash hand basin and W.C. Tiled walls, heated towel rail and uPVC window

CONSERVATORY 13'1" x 11'1" (4 x 3.4)



With uPVC windows and double doors

LANDING

With radiator

FRONT BEDROOM 10'9" x 9'4" (3.3 x 2.85)



With built-in wardrobes to two walls, radiator and uPVC window

REAR BEDROOM 8'0" x 11'1" (2.44 x 3.38)



With uPVC window and radiator

REAR BEDROOM 8'7" x 7'11" (2.62 x 2.42)



With radiator and uPVC window

OUTSIDE

Concreted forecourt and side drive leading to the Detached sectional Garage. 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 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.

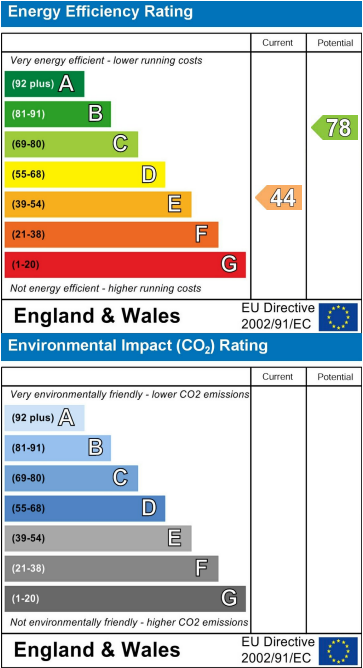
Floor Plan



Area Map



Energy Efficiency Graph



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