



44 Arthur Street, Rawmarsh, Rotherham, S62 5ND

Offers In The Region Of £85,000

A viewing is recommended of this well maintained two bedroomed mid terrace. NO VENDOR CHAIN. Ideal for first time buyers or investors. Comprising of lounge with fireplace, dining/ kitchen, rear porch, cellar, two bedrooms and white bathroom suite. Rear lawned garden. Located in a quiet suburb of Rawmarsh with access to local amenities, schools and transport networks.

Lounge



Front UPVC entrance door leading to lounge, with front UPVC window, central heating radiator, focal fireplace and recess opening to dining/ kitchen

Bedroom Two



With storage cupboard, rear UPVC window and central heating radiator.

Dining/ Kitchen



With walls and base units and work surfaces and sink. Space for washing machine, cooker and fridge/ freezer. UPVC rear window, central heating radiator. Door opens to cellar with storage space. Rear door leads to rear porch and door opens to staircase leading to first floor.

Bathroom



Partially tiled white bathroom suite comprising of bath with overhead shower, sink and W.C. central heating radiator, UPVC window.

Porch

Rear porch with side UPVC windows and UPVC door leading to rear garden.

FIRST FLOOR

Stairs rise to first floor landing, with doors leading to two bedrooms and bathroom, with loft access.

Bedroom One



With fitted wardrobes and fitted furniture, central heating radiator, front UPVC window.

Outside



On road parking to front, rear well enclosed garden with fencing, patio area and shed.

Material Information

Council Tax Band A
Tenure Freehold
Property Type Two bedroomed mid terrace
Construction type Brick built
Heating Type Central Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Gas central heating

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: None

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

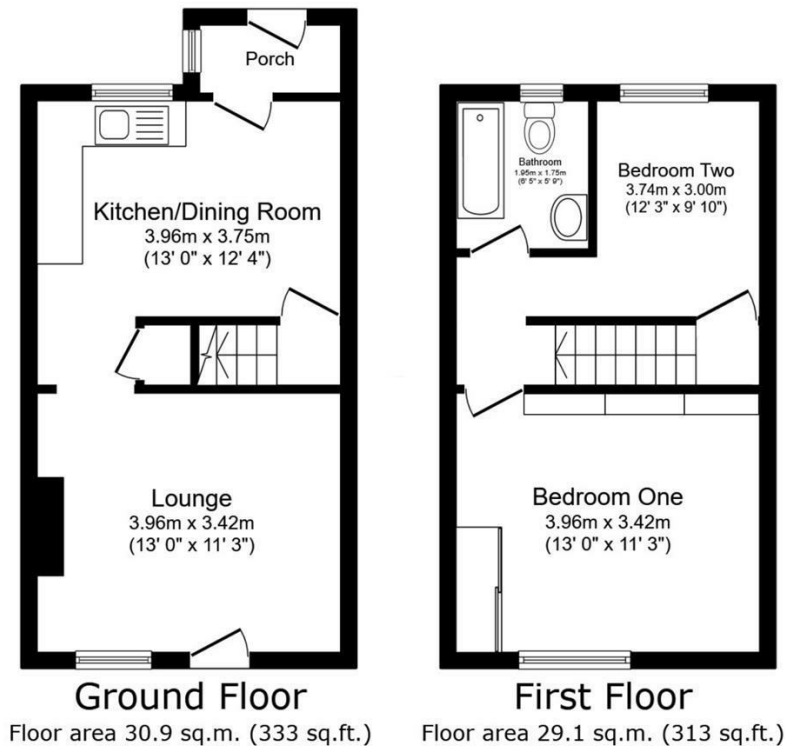
Coal mining area South Yorkshire is a mining area

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



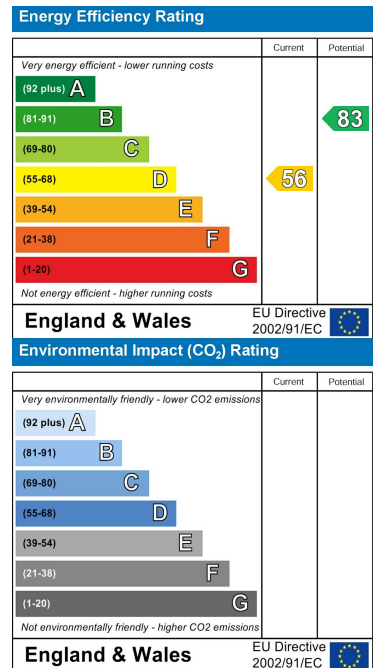
TOTAL: 60.0 sq.m. (646 sq.ft.)

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



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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