



69 Leatham Avenue, Kimberworth, Rotherham, S61 1AD

Offers In The Region Of £100,000

A viewing is recommended of this well maintained second floor apartment. Comprising of two bedrooms, modern open plan kitchen/ lounge, bathroom. Ensuite to main bedroom. With patio door to rear. Allocated parking space to front. Good location for local amenities and transport networks to Rotherham, Sheffield and Motorways. OFFERED WITH NO VENDOR CHAIN.

Communal Entrance

Front communal entrance.

Entrance Hallway

UPVC Entrance door leads to hallway, with intercom. Doors leading to bathroom, bedrooms, kitchen/ lounge with central heating radiator and storage cupboard.

Bathroom



Bathroom with white suite, comprising of bath, W.C. and sink. Heated towel rail and extractor fan

Open Plan Kitchen/ Lounge 23'1" x 10'4" (7.05m x 3.17m)



Having a range of modern wall and base units with work surfaces, with a sink unit, hob, oven, extractor hood, tiled to splash back areas, space for a washing machine and fridge/ freezer, two radiators, UPVC patio doors, double glazed window.

Bedroom One 10'5" x 9'8" (3.18m x 2.95m)



Having a double glazed window and a radiator and en-suite shower room.

En-suite Shower Room



Having shower cubicle, hand wash basin, low flush w.c and a radiator.

Bedroom Two



Having a double glazed window and a radiator.

Outside



Allocated and visitor parking spaces. Communal gardens, communal entrance to apartment block with intercom.

Material Information

Material information

Council Tax Band A

Tenure Leasehold

Lease remaining: 981 years term

Property Type Two bedroomed second floor apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains

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 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

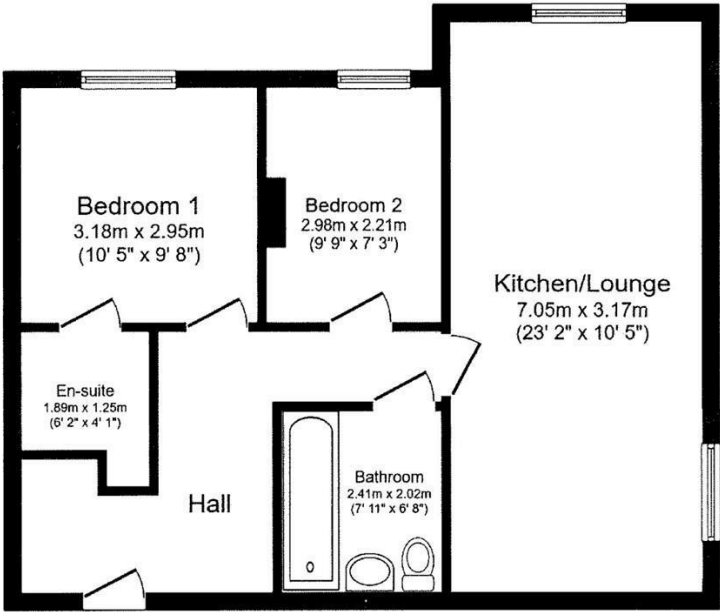
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

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

Floor Plan

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Floor Plan
Floor area 57.3 m² (617 sq.ft.)

TOTAL: 57.3 m² (617 sq.ft.)

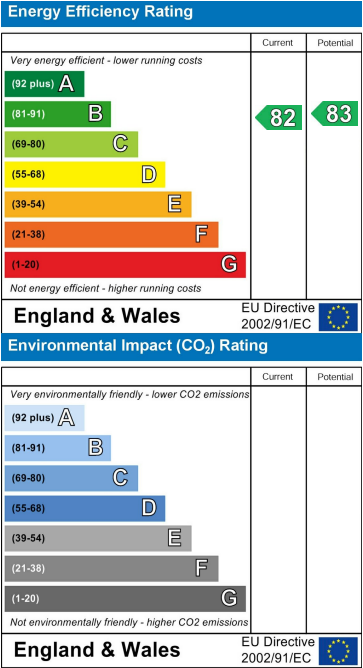
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io
[https://alto2-live.s3.amazonaws.com/KCwKIPBSchUsidjASJQmwGaMpJU/GGPPkiQaMFIXL1rWS8AYRk5xpg4/Floorplan/\[3\]kCkaB9dX8Uq4p7gy\(COGDg.png](https://alto2-live.s3.amazonaws.com/KCwKIPBSchUsidjASJQmwGaMpJU/GGPPkiQaMFIXL1rWS8AYRk5xpg4/Floorplan/[3]kCkaB9dX8Uq4p7gy(COGDg.png)

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



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