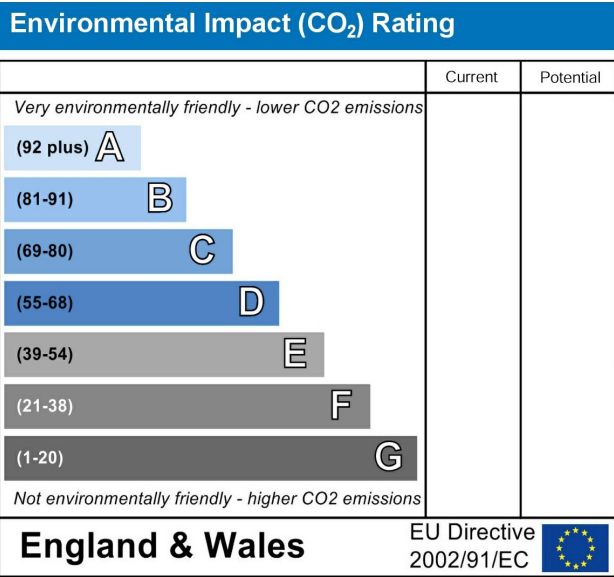
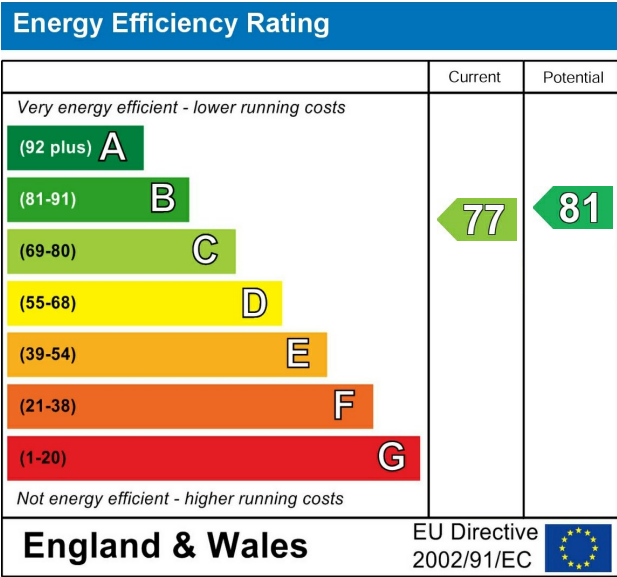


Floor Plan



Energy Efficiency Graph



Area Map



merryweathers  
Est. 1832



93 Boundary Green, Rawmarsh,  
Rotherham, S62 6JN  
Offers In The Region Of £200,000

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.



# Key Points

- THREE BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING + uPVC DOUBLE GLAZING
- CONSERVATORY
- RE-FITTED KITCHEN
- SPACIOUS THROUGH LOUNGE/DINER
- OFF-ROAD CAR PARKING
- NO UPWARD CHAIN

A three bedroom detached house, located on a small, modern development off Barbers Avenue, and offered for sale with no upward chain. The property offers gas central heating, uPVC double glazing, Conservatory and re-fitted Kitchen. The property is only a moments drive from the Retail World shopping complex and is centrally located for easy access to Rotherham, Barnsley & Doncaster.

# About This Property

## ENTRANCE HALL

With uPVC door and radiator

## LOUNGE/DINER 9'10" x 27'6" (3 x 8.39)

With fireplace surround and electric fire. two radiators. Front facing uPVC bow window and uPVC double doors opening into the rear Conservatory

## KITCHEN 7'3" x 10'3" (2.23 x 3.13)

Re-fitted with gloss finish base and wall cupboards and contrasting work surfaces with inset stainless steel sink set beneath the rear facing uPVC window. Electric cooker and hob with high level extractor hood. Integrated fridge/freezer and space and plumbing for washing machine. Side uPVC entrance door.

## CONSERVATORY 7'4" x 9'4" (2.24 x 2.86)

With uPVC windows and door

## FIRST FLOOR LANDING

With cupboard and side facing uPVC window

## FRONT BEDROOM 14'7" x 8'9" (4.47 x 2.67)

Having two uPVC windows, radiator and built-in storage cupboards with wardrobe recess to one side

## REAR BEDROOM 7'9" x 9'4" (2.38 x 2.86)

With radiator and uPVC window

## REAR BEDROOM 6'10" x 9'4" (2.09 x 2.86)

With radiator and uPVC window

## BATHROOM 5'7" x 6'3" (1.71 x 1.93)

With white suite comprising a panelled bath and electric shower, pedestal wash hand basin and W.C. Tiling to the walls, radiator and uPVC opaque window.

## OUTSIDE

Lawned front garden with paved drive providing off-road car parking. To the rear is a lawned garden with timber garden shed and greenhouse.

## MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type 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

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>

