



merryweathers
Est. 1832

The Meadows Todwick Sheffield S26
Offers Around £379,000

A tremendous opportunity to acquire a n EXTENDED THREE BEDROOM DETACHED BUNGALOW located on the fringe of this highly regarded semi-rural village. The bungalow is offered for sale with NO UPWARD CHAIN and offers spacious accommodation complimented by gas central heating, Upvc double glazing, Conservatory and a detached Garage with additional, ample off-road parking.

Todwick is a popular Village centrally located for easy access to Sheffield, Rotherham and Worksop whilst Junction 31 of the M1 motorway is within 5 minutes drive.

KITCHEN

10'4" x 18'9"

Having fitted base and wall units with inset polycarbonate sink set beneath the side facing window with half glazed door to one side and further front facing window. Integrated electric hob nad oven with high level extractor hood. Space and plumbing for washing machine, radiator and tiled floor.

LOUNGE/DINING ROOM

22'2" x 18'10"

Having two deep picture windows overlooking the front garden with patio doors opening into the rear garden. Feature natural stone wall with wood burning stove on a raised hearth, 3 radiators and Cloaks cupboard.

INNER HALL

With radiator and cupboard housing the 'Worcester' gas combination boiler.

REAR BEDROOM ONE

10'3" x 14'1"

With fitted wardrobes to 2 walls, radiator and patio doors opening into the Conservatory

CONSERVATORY

9'11" x 7'3"

With radiator, tiled floor and double doors opening into the garden

REAR BEDROOM TWO

12'7" x 10'8"

With fitted wardrobe and storage cupboards, radiator and window

SIDE BEDROOM

9'4" x 8'4"

With radiator, built-in storage cupboard and window.

BATHROOM

10'3" x 4'11"

With panelled bath and mixer tap shower, pedestal wash basin and W.C. Tiling to the walls, double panelled radiator and walk-in tiled shower with overhead rose.

OUTSIDE

Double timber gates open onto a moulded concrete drive leading past the lawn and Caravan parking space to the detached Brick Garage with roller door and storeroom.

To the rear is a good sized established garden, mainly lawned, with mature beds and borders, ornamental pond, paved patio and timber decked seating area.

MATERIAL INORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Detached Bungalow

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 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-](https://check-for-flooding.service.gov.uk/find-location)

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Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

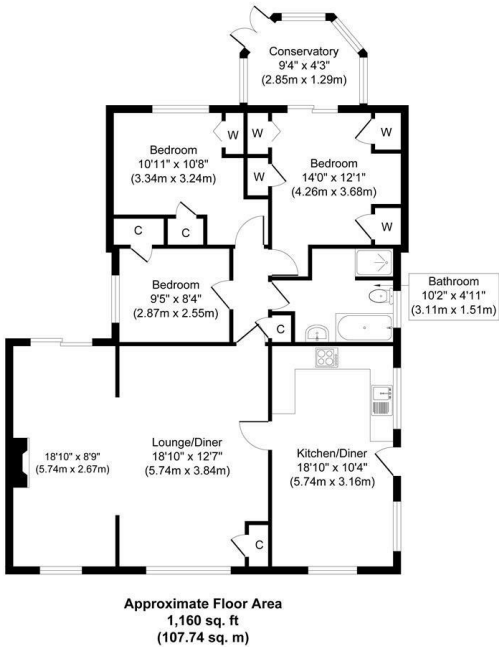
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/w>
We advise all clients to discuss the above points with a conveyancing solicitor.

Aerial Photography





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such for any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

