



3 Grange Road, Rawmarsh, Rotherham, S62 5PA

Offers Around £215,000

A viewing is highly recommended of this beautiful three bedroomed extended semi, with beautiful private garden. Comprising on open plan living with lounge, fully modern fitted dining/ kitchen, large family bathroom, three bedrooms, two with built in wardrobes, large driveway garage and beautiful well maintained rear garden.

Entrance Hallway



UPVC Entrance door leads entrance hallway, with two front UPVC windows, under stairs cupboard, archway leads to kitchen, door leads to lounge, central heating radiator and stairs rise to first floor.

Lounge 14'2" x 13'5" (4.33m x 4.09m)



With front UPVC bay window, central heating radiator, fireplace with log burner and archway open to open plan kitchen/ dining area.

Open Plan Kitchen/Dining area 19'9" x 11'1" (6.03m x 3.39m)



Large open plan kitchen/ dining area with modern fitted wall and base units with work surfaces, integral oven, hob, extractor fan, built in fridge/ freezer, sink unit, splash back tiling, UPVC double glazed boxed window to dining area, UPVC window to kitchen area, two central heating radiators and rear UPVC door opens to the rear garden.

First Floor

Stairs rise to first floor landing with side UPVC window, central heating radiator, doors leading to bedrooms and bathroom. Access to the partially loft which has pull down ladders, power and lighting.

Bedroom One 14'2" x 8'7" (4.33m x 2.63m)



Front bedroom with UPVC window, central heating radiator and built in wardrobes.

Bedroom Two 11'1" x 10'10" (3.40m x 3.31m)



Rear UPVC window, central heating radiator.

Bedroom Three 11'9" x 8'8" (3.60m x 2.66m)



Front UPVC window and central heating radiator.

Bathroom 8'4" x 5'4" (2.55m x 1.65m)



Family four piece bathroom suite with suite in white, comprising of corner bath, separate shower cubicle, low

flush W.C and wash hand basin. Fully tiled, heated towel rail and rear UPVC window.

W.C.



Separate W.C in white with side UPVC window.

Garage 17'6" x 8'3" (5.35m x 2.54m)

Front door entry to garage with power, lighting and rear access door.

Outside



Gated access opens to driveway with ample parking to front, which leads to the garage. Front pathway leads to attractive entrance porch with steps. Front garden mainly laid to lawn with shrubs and flowers. Side path leads to rear enclosed garden with gated access. Beautiful private rear garden with patio area, lawned garden, trees and shrubs.

Material Information

Material information

Council Tax Band B

Tenure Freehold

Property Type Three bedroomed semi detached.

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: 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

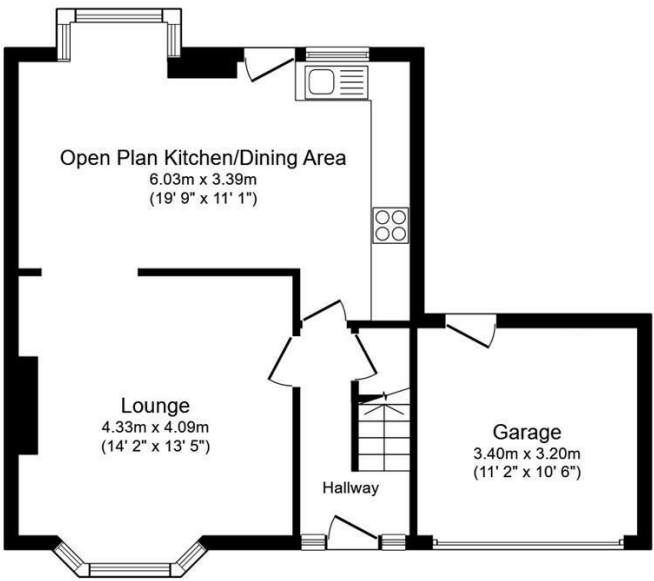
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

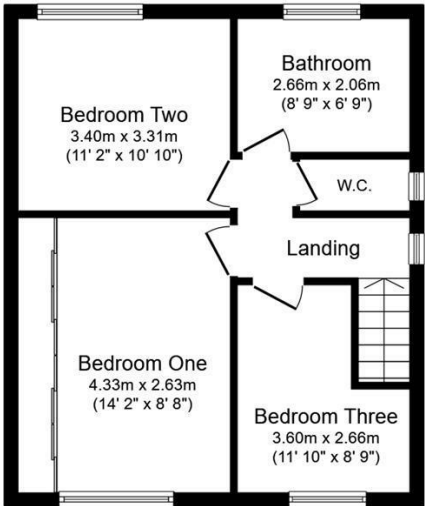
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

Floor area 56.8 sq.m. (612 sq.ft.)



First Floor

Floor area 44.0 sq.m. (473 sq.ft.)

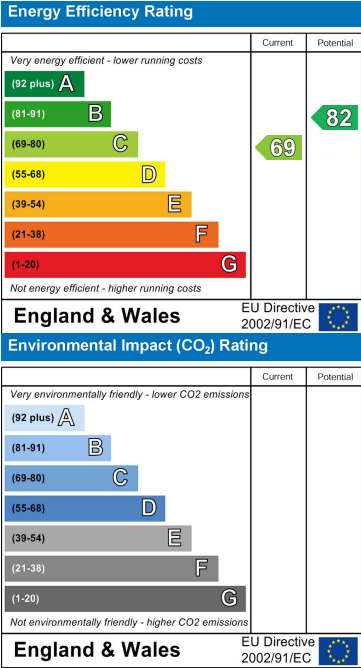
TOTAL: 100.8 sq.m. (1,085 sq.ft.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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