



1 Reneville Road, Rotherham, S60 2AR

Offers In The Region Of £275,000

Located within a popular suburb of Moorgate. A viewing is highly recommended of this extended three bedroomed semi detached full of charm and original features. Comprising of entrance hallway, bay windowed lounge, rear dining room with patio doors overlooking garden, kitchen, utility room, ground floor W.C. three first floor bedrooms, bathroom, separate W.C. and integral garage with power and lighting. Beautiful location with a large private well maintained garden. Gas central heating and double glazing.

Ideal location for access to Schools and Colleges, Rotherham Hospital and transport networks to Rotherham, Sheffield and Motorway networks.

WITH NO VENDOR CHAIN#

Front Entrance Porch

UPVC door enters to porch with door leading to hallway

Hallway

Hallway with doors leading to lounge, dining room, kitchen, utility room and ground floor W.C. Cupboard and central heating radiator.

Lounge 15'6" x 11'11" (4.74m x 3.65m)



Bay windowed lounge with central heating radiator and feature fireplace.

Dining Room 16'2" x 10'4" (4.93m x 3.16m)



With UPVC double flazed patio doors overlooking the large beautiful garden, with UPVC windows to side of patio doors giving ample light to the room, central heating radiator, and feature fireplace.

Kitchen 9'11" x 8'2" (3.04m x 2.51m)



With base and wall units and work surfaces, central heating radiator, oven, hob, extractor fan and sink unit. Small window from hallway and UPVC window overlooking garden. Door leads to rear lobby.

Rear lobby.

With door leading to ground floor W.C and rear UPVC door leading to rear garden.

Ground Floor W.C.



With white W.C. and side UPVC window.

Utility Room



This extension provides a usefull utility room, with work surfaces and space for washing machine and other appliances, with sink unit and two UPVC windows and door leading to garage.

First Floor

Stairs rise to the first floor landing, with loft access, side UPVC window, and doors leading to three bedrooms, separate W.C. and bathroom.

Front Bedroom One 15'8", x 9'11" (4.78, x 3.03m)



With front facing Bay window, central heating radiator, and fitted wardrobes.

Rear Bedroom Two 15'6" x 9'1" (4.74m x 2.78m)



Rear UPVC window, central heating radiator and fitted wardrobes.

Front Bedroom Three 11'3" x 8'11" (3.44 x 2.73m)



With front UPVC window, central heating radiator. With door which opens to storage room.

Storage Room 7'6" 2'11" (2.31m 0.91m)

Usefull storage room with cupbards and ample space for storage.

Bathroom 7'6" x 5'4" (2.29m x 1.65m)



With three piece bathroom suite, rear UPVC window.

Separate W.C.



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

With Low flush W.C. tiling and side UPVC window.

Outside



Beautiful frontage with gated access leading to the driveway and integral garage, pathway to front and side access leads to rear garden. Front garden laid to lawn, trees and shrubs with steps to front entrance. Side pathway with gated access to rear garden with patio area, beautiful private garden with trees and shrubs.

Material Information

Council Tax Band D

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

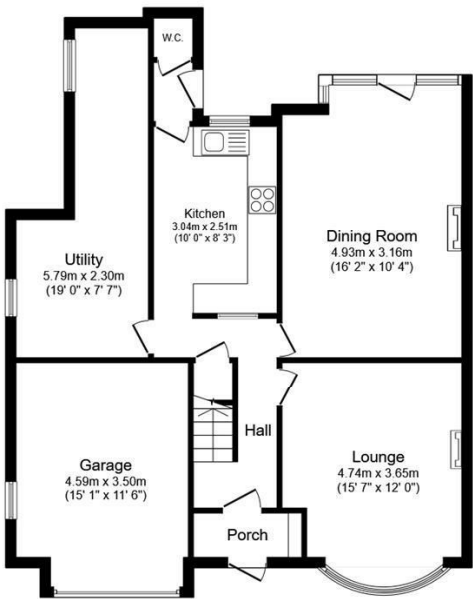
Accessibility features N/A

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>

Floor Plan



Ground Floor

Floor area 87.4 m² (940 sq.ft.)



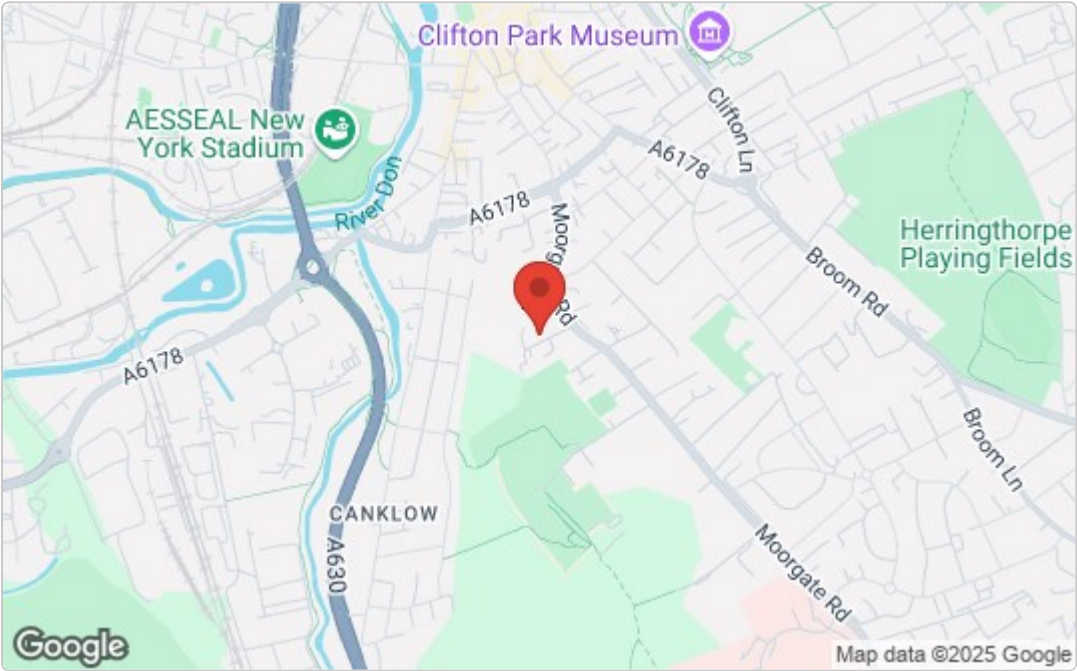
First Floor

Floor area 59.7 m² (643 sq.ft.)

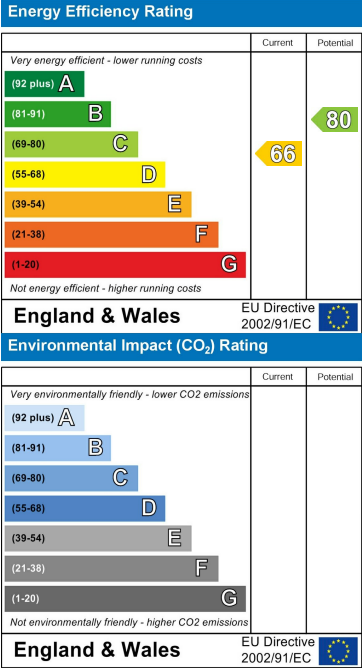
TOTAL: 147.1 m² (1,584 sq.ft.)

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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