



61 Wheatcroft Road, Rawmarsh, Rotherham, South Yorkshire, S62 5EF

**Offers Around £195,000**

A spacious three bedroom detached property, perfectly suited for family buyers and worthy of an internal inspection

The property is well presented and benefits from both gas central heating and uPVC double glazing

The accommodation briefly comprises; Entrance Hallway, Living Room, Kitchen/Diner, Conservatory, first floor Landing, three good sized Bedrooms and a modern Shower room. Externally is a driveway for three cars, detached Garage and gardens to the front and rear.

The property offers quick and convenient access to the main road networks and has excellent public transport links, the area is also served by a range of amenities and local schools.

## ENTRANCE HALL



With uPVC double glazed door and windows either side to the front elevation, laminate flooring, central heating radiator, coving, ceiling light, stairs to the first floor and glazed timber doors to access the living room and kitchen/diner.

## LOUNGE 11'9" x 14'5" (3.6m x 4.4m)



With uPVC window to the front, laminate flooring, central heating radiator, feature fireplace with an electric fire, coving, ceiling light and twin glazed timber doors which lead through to the Kitchen/Diner.

## KITCHEN/DINER 19'0" x 10'9" (5.8m x 3.3m)



With a range of wall and base units and worktops, complimentary wall tiles and a kitchen island, electric cooker, stainless steel sink and drainer with a mixer tap, integrated fridge/freezer, washing machine and dishwasher, vinyl flooring, useful storage cupboard, plinth kick heater, coving, ceiling light, double glazed window to the rear and a double glazed sliding door to access the conservatory. Wall mounted gas combination boiler.

## CONSERVATORY 16'8" max x 10'9" max (5.1m max x 3.3m max)



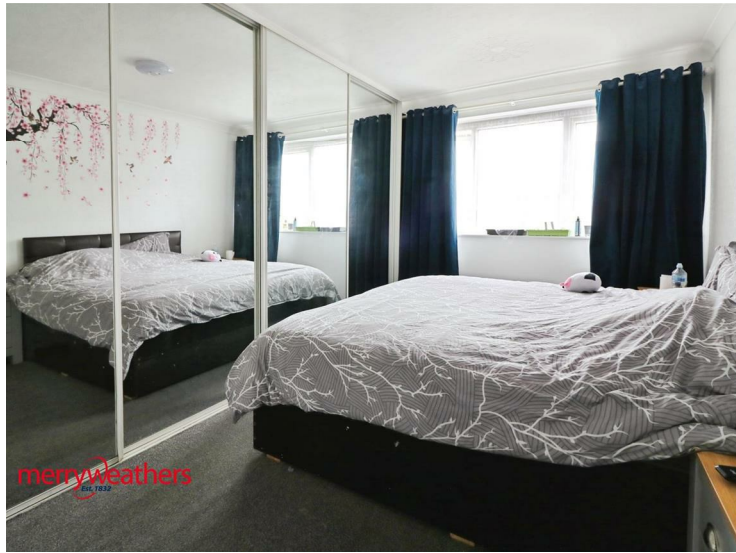
Double glazed conservatory which looks out over the garden which has a side entrance door, rear sliding door and a tiled floor.

## LANDING



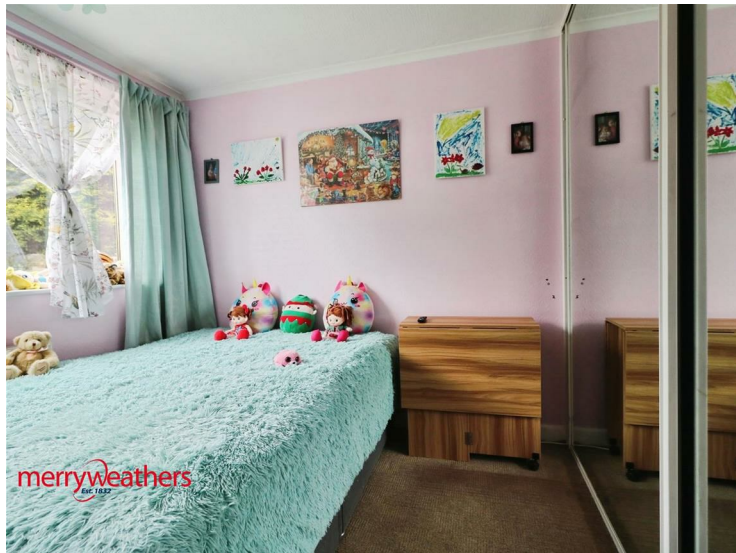
With double glazed window to the side, airing cupboard, coving, ceiling light and doors to access the bedrooms and bathroom.

**FRONT BEDROOM ONE 10'5" into wardrobes x 14'9" (3.2m into wardrobes x 4.5m)**



With double glazed window, central heating radiator, coving, ceiling light, useful storage cupboard and fitted wardrobes with sliding mirror doors.

**BEDROOM TWO 9'10" x 10'9" into wardrobes (3.0m x 3.3m into wardrobes)**



Double glazed window to the rear, central heating radiator, coving, ceiling light and fitted wardrobes with sliding mirror doors.

**FRONT BEDROOM THREE 8'2" max x 11'9" max (2.5m max x 3.6m max)**



With double glazed window, central heating radiator, coving, ceiling light and and a useful storage cupboard.

**SHOWER ROOM**



Modern shower room which features a glass shower cubical with an electric shower, vanity wash basin and low level w.c, laminate flooring, clad walls, chrome towel radiator, ceiling light and two rear facing double glazed privacy windows.

**GARAGE 9'2" x 18'0" (2.8m x 5.5m)**

Detached garage which has just undergone a refurbishment which included a brand new roof which has an up and over garage door, timber side entrance door and window, power and lighting.

## OUTSIDE



To the front of the property is a long gated driveway which runs up the side of the property and will accommodate up to three cars, steps to access the front entrance door and a lawned garden with a range of well established plants and shrubs.

To the rear is a good sized garden which features a lawn, three separate paved patio seating areas, a range of mature plants and shrubs, garden shed and a greenhouse.

## MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Detached house

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 Drive & 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

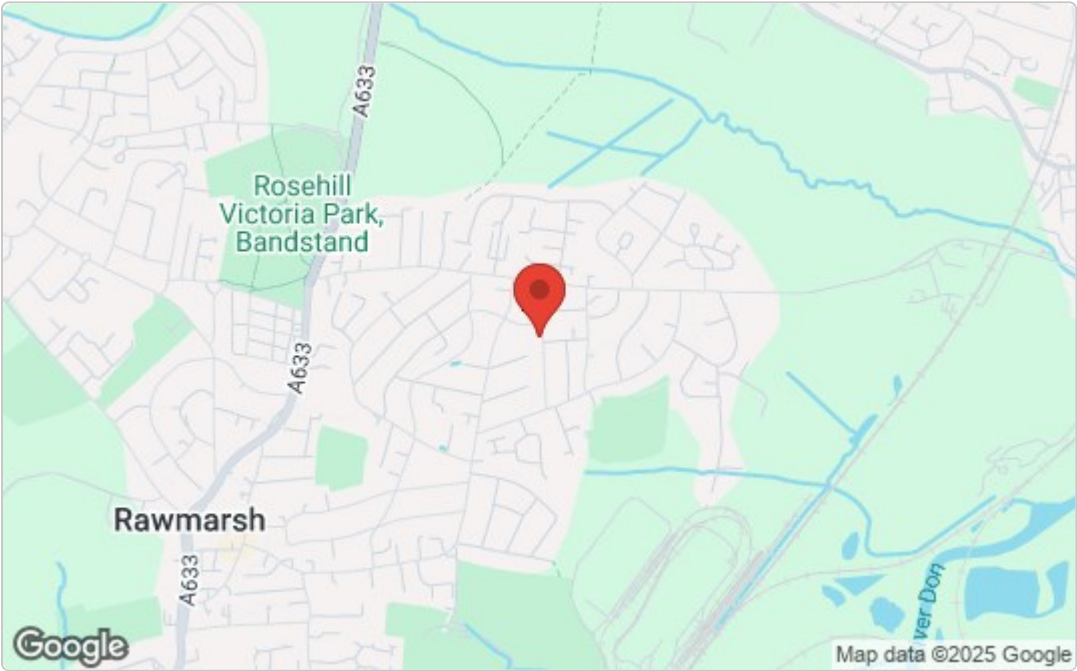


TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

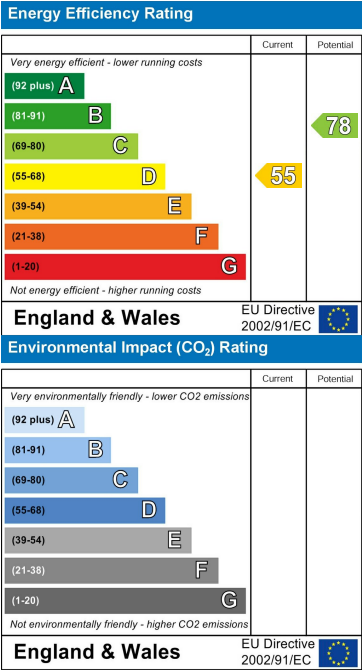
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Area Map



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Energy Efficiency Graph



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