



23 Benton Way, Rotherham, S61 1QD

**Asking Price £185,000**

Offered for sale in this established, well sought after area is this three bedroom, semi detached dormer bungalow with a CONSERVATORY to rear and a driveway and GARAGE. The property accommodation to the ground floor has a kitchen, lounge, dining room, bedroom and a bathroom. Whilst to the first floor is a further two bedrooms. Viewings are by appointment only and highly advised.



### Entrance Porch

Steps leading to an entrance porch, with a further room to the dining room.

### Dining Room 8'7 x 7'4 (2.62m x 2.24m)



Having a side facing window and a radiator.

### Lounge 13'9 x 11'0 (4.19m x 3.35m)



Having an electric fire with surround, a double glazed window to front elevation and a radiator.

### Kitchen 11'9 x 8'11 (3.58m x 2.72m)



With a range of wall and base units, complimentary work surfaces, stainless steel sink unit, gas hob with electric oven underneath, a dishwasher, with a space for undercounter fridge/freezer, space for a washing machine, a double glazed window to the rear and a door leading into the conservatory

### Conservatory 12'0 x 5'9 (3.66m x 1.75m)



With rear PVCu glazing and two doors leading to the rear garden.

### Ground Floor Bedroom 11'1 x 10'9 (3.38m x 3.28m)



A rear facing bedroom onto the conservatory.

### Ground Floor Bathroom 6'5 x 5'8 (1.96m x 1.73m)



Having a shower cubicle with a rain shower and attachment, vanity wash hand basin and low flush w.c in a built in unit. heated towel rail, cladding to the walls and a double glazed window.

### First Floor Landing

Having a double storage cupboard housing the boiler.

### Bedroom Two 11'10 x 8'7 (3.61m x 2.62m)



Being a double bedroom with eaves storage and views over Rotherham.

### Bedroom Three 11'10 x 7'10 (3.61m x 2.39m)



Double bedroom with UPVC double glazed window.

### Outside



To the front of the property is a low maintenance garden area with pebbles. To the side of the property is a paved driveway leading to the garage. The detached garage has an up and over pull door and a window. The garage is fitted with lights and electric points

### Material Information

Council Tax Band B

Tenure Freehold

Property Type Semi Dormer Bungalow

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 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

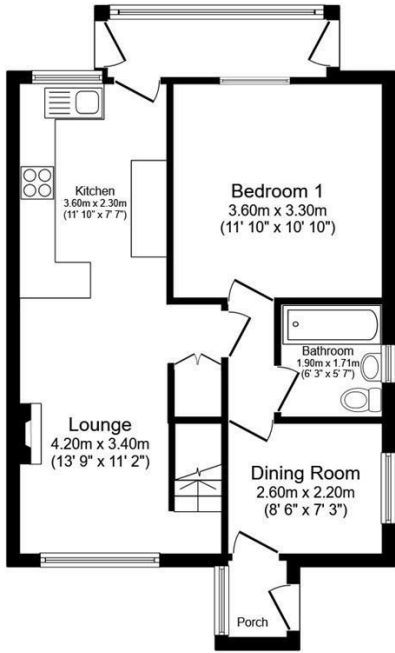
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

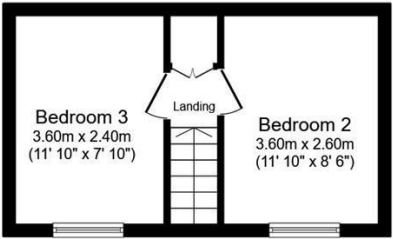
<https://www.groundstability.com/public/web/home.xhtml>



Floor Plan



Ground Floor  
Floor area 53.7 sq.m. (577 sq.ft.)



First Floor  
Floor area 21.4 sq.m. (230 sq.ft.)

Total floor area: 75.0 sq.m. (807 sq.ft.)

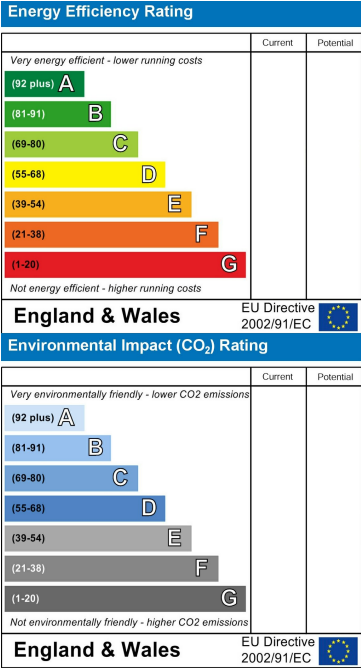
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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