



58 Sunnybank Crescent, Brinsworth, Rotherham, S60 5JJ

**Auction Guide £110,000**

\*\*\* FOR SALE VIA MODERN METHOD OF AUCTION - NO UPWARD CHAIN \*\*\*

A TWO BEDROOM SEMI DETACHED HOUSE FORMING THE IDEAL PURCHASE FOR THE FIRST TIME BUYER. The property, which is set back off the road, offers gas central heating from a combi boiler, uPVC double glazing, re-fitted Kitchen and allocated car parking nearby. The accommodation briefly comprises: Hall, Lounge, Kitchen, two Bedrooms and Wet Room.

Rotherham and Meadowhall are both within 5 minutes drive whilst the close proximity of the M1 makes travelling farther afield extremely accessible.



## ENTRANCE HALL

With uPVC door, radiator and staircase

## LOUNGE 13'7" x 12'7" (4.15 x 3.86)

With fireplace surround, radiator and deep uPVC window overlooking the rear garden with uPVC door to one side. Under stairs cupboard housing the 'Ideal' gas combination boiler.

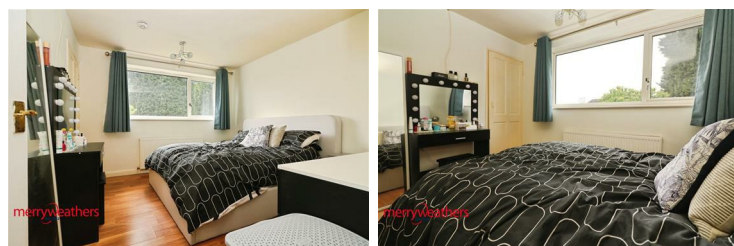
## KITCHEN 7'5" x 8'8" (2.28 x 2.65)

Having fitted base and wall units with contrasting work surfaces incorporating an inset stainless steel sink set beneath the front facing uPVC window, gas cooker point and space and plumbing for washing machine.

## FIRST FLOOR LANDING

With storage cupboard

## BEDROOM ONE 10'8" x 10'9" (3.27 x 3.29)



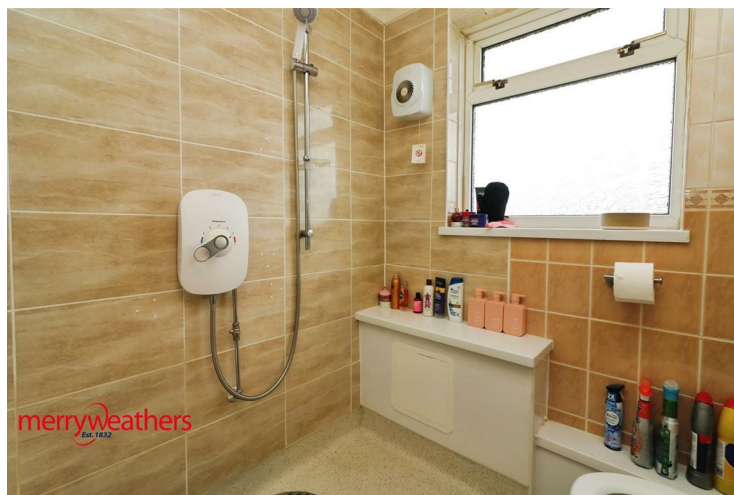
With uPVC window, radiator and built-in cupboard

## BEDROOM TWO 7'4" x 10'9" (2.24 x 3.28)



With uPVC window and radiator

## WET ROOM 5'10" x 6'8" (1.8 x 2.05)



With electric shower, wash basin and W.C. Radiator and uPVC opaque window.

## OUTSIDE



There are lawned gardens to both front and rear with allocated parking space nearby.

## MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - Semi detached house

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 - Allocated parking space

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

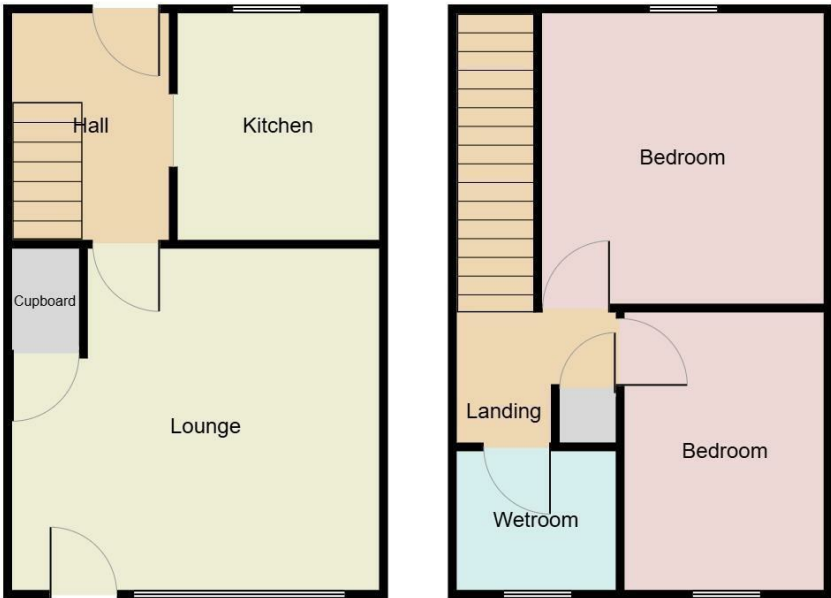
Coal mining area South Yorkshire is a mining area

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

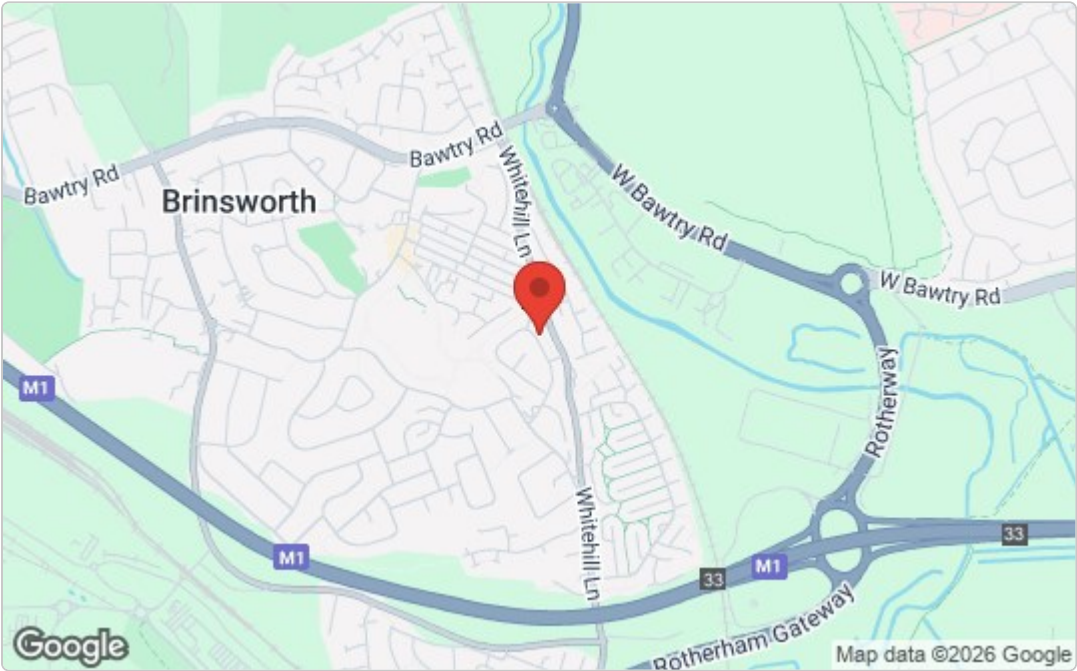
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan

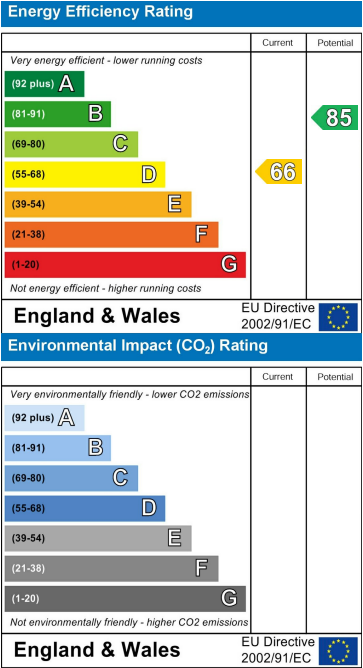


Area Map



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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