



47 Orgreave Road, Catcliffe, Rotherham, S60 5TG

Offers Over £135,000

A THREE BEDROOM SEMI DETACHED HOUSE WITH TWO-STOREY REAR EXTENSION, offered for sale with no upward chain and forming the ideal purchase for the first-time buyer. The property offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, NEWLY INSTALLED FITTED KITCHEN AND GROUND FLOOR CLOAKROOM. The accommodation comprises: Front Entrance Hall, Lounge, re-fitted Kitchen, Dining Room extension and ground floor Cloakroom. first floor: three Bedrooms and Bathroom..

The property is only a moments drive Morrisons and Asda superstores whilst the nearby Sheffield Parkway and M1 Motorway make travelling farther afield extremely accessible.

FRONT ENTRANCE PORCH

LOUNGE 13'1" x 12'0" (4 x 3.67)



With front facing window, radiator and storage cupboard. Double doors open into the extended Kitchen/Diner

KITCHEN 13'1" x 9'6" (4 x 2.91)



Newly re-fitted with a range of white high gloss base and wall units incorporating a ceramic sink and monobloc tap set beneath the rear facing window. Integrated gas hob with extractor above and electric double oven to one side. Radiator

DINING ROOM EXTENSION 7'2" x 7'6" (2.2 x 2.3)



With double doors opening into the rear garden

CLOAKROOM



With W.C. and wash hand basin, opaque window and wall-mounted 'Ideal' gas combi boiler.

FIRST FLOOR LANDING



FRONT BEDROOM 6'6" x 11'5" (2 x 3.5)



With radiator and window

FRONT BEDROOM 6'6" x 8'2" (2 x 2.5)



With radiator, window and single bed base

REAR BEDROOM 7'2" x 9'10" (2.2 x 3)



With archway opening into the Bedroom extension

BEDROOM EXTENSION 9'10" x 7'6" (3 x 2.3)



With radiator and two windows

BATHROOM 6'10" x 5'6" (2.1 x 1.7)



With white suite comprising panelled bath with shower and glass screen, W.C. and wash hand basin. Tiling to the walls and radiator.

OUTSIDE



To the front is a flagged drive providing off-road car parking whilst to the rear is a lawned garden.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Semi 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

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Flood Zone 3

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

a f f e c t e d b y c o a l m i n i n g .

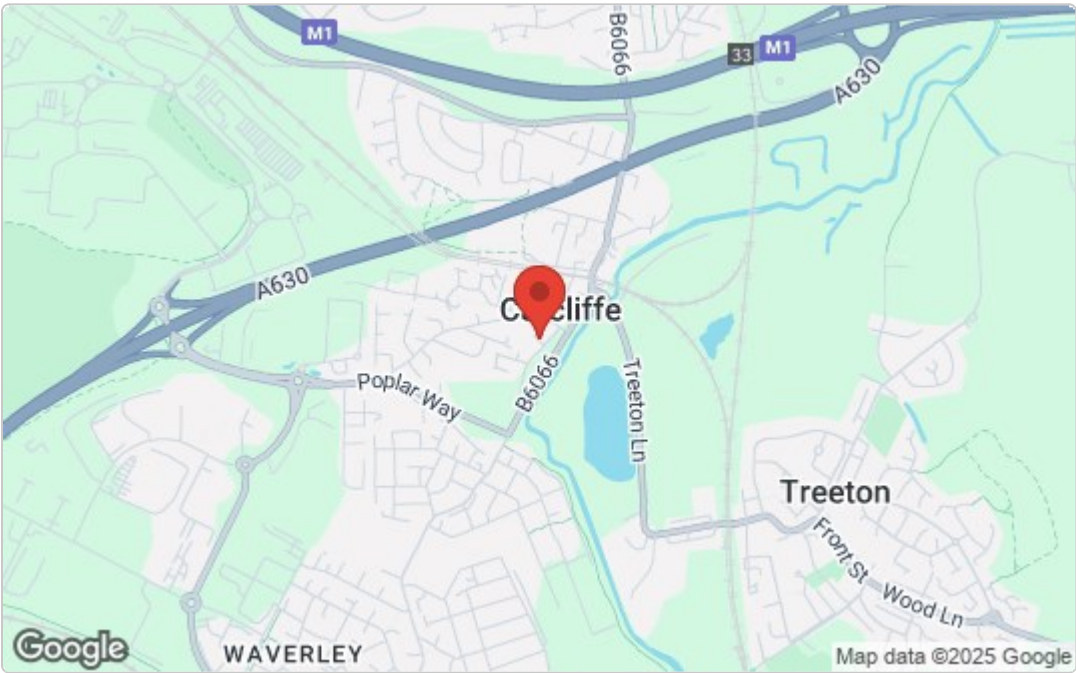
<https://www.groundstability.com/public/web/home.xhtml>

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

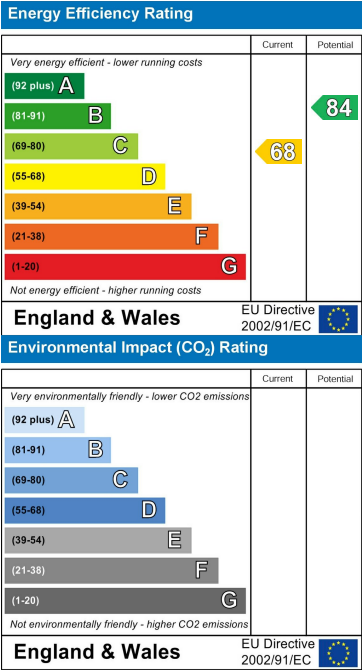
Floor Plan



Area Map



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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