



26 Redrock Road, Rotherham, S60 3JW

Offers In The Region Of £280,000

A viewing is highly recommended of this immaculate well maintained modern three bedroomed extended semi detached property in a sought after location close to Schools, Rotherham Hospital, Motorway networks and local amenities. Comprising of entrance hallway, large lounge, large dining/ kitchen, utility room, ground floor W.C., First floor landing, three bedrooms and bathroom. Large drive and detached garage.

Entrance Hallway



Front double glazed composite door opens to entrance porch, tiling to floors, central heating radiator, with doors leading to lounge, kitchen/ diner and stairs rising to first floor

Lounge 18'11" x 11'11" (5.79m x 3.65m)



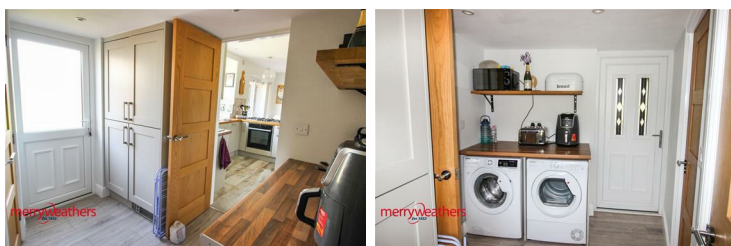
Well presented and maintained lounge with modern inset electric fire with audio system, central heating radiator, front UPVC window and oak bi-folding doors to kitchen/ diner

Open Plan Kitchen/ Diner 18'11" x 8'4" (5.79m x 2.56m)



A well maintained modern kitchen with wall and base units and wood block work surfaces, incorporating a one and half bowl sink unit, Integrated appliances include five ring gas hob, electric oven and extractor hood, built in fridge freezer and integrated dishwasher. Tiled splashback, rear facing UPVC double glazed window, rear UPVC double glazed patio doors opens to rear garden, and door opens to utility room.

Utility Room 9'0" x 6'9" (2.75m x 2.06m)



Space and plumbing for washing machine, space for

dryer, front facing composite door and rear UPVC door, with doors leading to garage and W.C.

Downstairs W.C. 5'6" x 2'11" (1.69m x 0.89)



Fitted with white suite comprising of low flush W.C. and wash hand basin. Rear facing Double glazed window and central heating radiator.

First Floor



Large First floor landing currently utilised as a study/ office and doors leading to bathroom and bedrooms with loft access, which has a loft ladder, power and lighting. Central heating radiator,

Bedroom One 12'0" x 12'0" (3.67m x 3.66m)



Front and side facing UPVC window. With fitted wardrobes, and bedroom furniture.

Bedroom Two 10'2" x 8'8" (3.10m x 2.66m)



Rear facing UPVC double glazed window and central heating radiator.

Bedroom Three 9'5" 6'8" (2.88m 2.04m)



Front facing UPVC double glazed window and central heating radiator.

Bathroom 9'2" x 8'5" (2.81m x 2.57m)



With white four piece bathroom suite comprising of dual ended bath, screened shower cubicle with overhead drencher, wash hand basin and low flush w.c. Tiling to walls and floor, two rear facing UPVC windows and heated chrome towel rail.

Outside



Property approached via long frontal driveway with path and front garden mainly laid to lawn with trees and shrubs. With doors leading to the detached garage, entrance porch and gated access to rear. Rear private well enclosed rear garden with covered patio area, lawned garden, further decked seating area and garden shed.

Material Information

Council Tax Band C

Tenure Freehold

Property Type Three bedroomed semi

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 & 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>

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

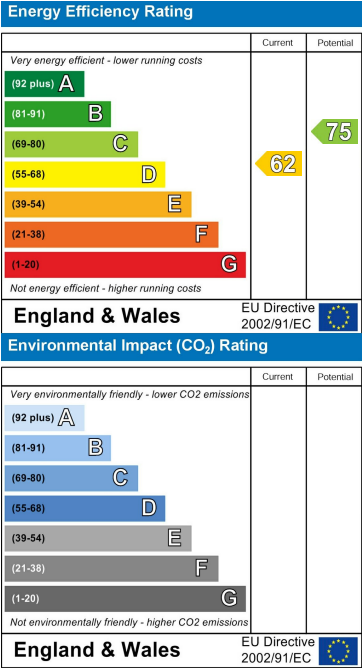
Floor Plan

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



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
Registered in England and Wales No. 6679044

