



88 Munsbrough Lane, Greasbrough, Rotherham, S61 4NT

Offers In The Region Of £295,000

A THREE BEDROOM DETACHED BUNGALOW enjoying a pleasant location in this popular suburb and offered for sale with NO UPWARD CHAIN.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, CONSERVATORY AND EN-SUITE TO THE MASTER BEDROOM. The accommodation comprises: Entrance Porch, inner Hall, spacious 'L' shaped Lounge, Conservatory, Kitchen, master Bedroom with En-Suite, two further Bedrooms and family Bathroom.

There are established gardens with driveway leading to a larger than average Garage. The rear mediterranean style gardens offers a high degree of privacy with feature Pergola and pond.

ENTRANCE PORCH

With uPVC door and windows and inner door to the Hall

HALL

With radiator and display shelving unit

LOUNGE 17'8" x 17'8" (5.41 x 5.4)



Having two front facing uPVC bow windows, two radiators. Ornate feature fireplace surround

KITCHEN 10'0" x 12'1" (3.06 x 3.7)



Having an extensive range of fitted pine units with 'Blanco' sink and monobloc tap set beneath the front facing uPVC window. 'Rangemaster' gas stove and oven and extractor above, integrated 'Neff' dishwasher with space and plumbing for washing machine. Tall fridge/freezer recess. uPVC 'stable' side entrance door.

MASTER BEDROOM 13'1" x 14'1" (4 x 4.3)



With radiator and rear facing uPVC window

EN-SUITE 2'7" x 8'2" (0.8 x 2.5)

With shower cubicle, W.C. and wash basin, heated towel rail and uPVC opaque window

REAR BEDROOM 11'9" x 9'10" (3.6 x 3)

With radiator, uPVC window and wardrobe

REAR BEDROOM 13'9" x 7'10" (4.2 x 2.4)



With radiator and sliding uPVC doors to the Conservatory

CONSERVATORY 16'4" x 11'9" (5 x 3.6)



Having two radiators and two doors opening into the rear garden.

BATHROOM 8'4" x 6'6" (2.56 x 2)

With walk-in shower enclosure, close coupled W.C. and vanity wash basin. Tiling to the walls and floor, linen cabinet and heated towel rail. uPVC opaque window.

OUTSIDE

Double wrought iron gated open onto the drive which leads to the brick Garage. To the rear is an enclosed block paved mediterranean style garden with ornamental pond and feature Pergola.

GARAGE 19'8" x 8'11" (6 x 2.72)

With light and power and door opening into the rear garden.

MATERIAL INFORMATION

Council Tax Band D

Tenure Freehold

Property Type Detached 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

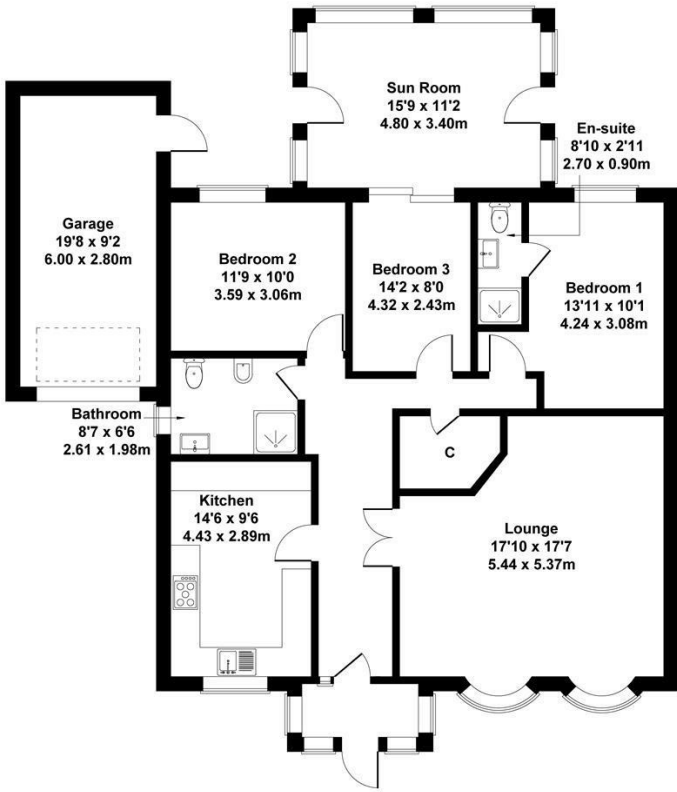
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan

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Approximate Gross Internal Area
1496 sq ft - 139 sq m

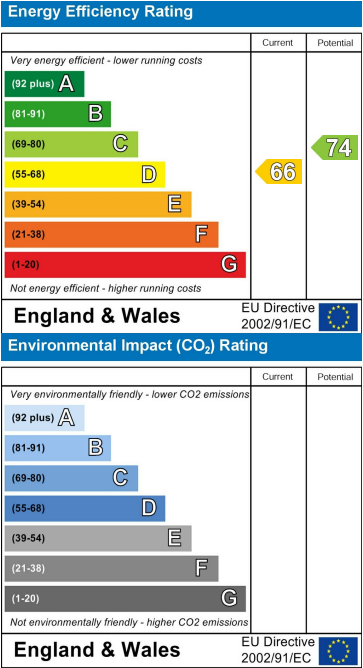


Floor plans are for identification purposes only. All measurements are approximate.

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.

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