



18 Eastwood Mount, Clifton, Rotherham, S65 2TF

**£140,000**

A well presented THREE BEDROOM SEMI DETACHED HOUSE, offered for sale with NO UPWARD CHAIN. The property forms the ideal purchase for the first time buyer/investor alike and offers gas central heating, uPVC double glazing and on-street parking. The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, three double Bedrooms and Bathroom. There are lawned gardens to front and rear. Conveniently located for the local complement of shops to be found on Middle Lane and within walking distance of Clifton Park and Herringthorpe playing fields.



## FRONT ENTRANCE HALL



With timber entrance door and radiator

## LOUNGE 11'9" x 11'5" (3.6 x 3.5)



With front facing uPVC window and radiator. Sliding glazed doors open into the Dining Room

## DINING ROOM 12'1" x 12'5" (3.7 x 3.8)



With fireplace surround and electric fire, radiator and uPVC window

## KITCHEN 8'10" x 10'2" (2.7 x 3.1)



Having a range of fitted base and wall units with stainless steel sink below the rear facing uPVC window with side facing uPVC door. Gas cooker point. Double panelled radiator. Storage Cellar off

## FIRST FLOOR LANDING



## FRONT BEDROOM 11'9" x 11'5" (3.6 x 3.5)



With radiator and uPVC window

## REAR BEDROOM 9'11" x 12'7" (3.03 x 3.86)



With uPVC window, radiator and cupboard housing the 'Alpha' gas combi boiler

## REAR BEDROOM 8'6" x 10'2" (2.6 x 3.12)



With radiator and uPVC window

## BATHROOM 3'0" x 11'9" (0.92 x 3.6)

With modern white suite comprising a panelled bath with

mixer tap shower, pedestal wash hand basin and W.C.  
Double panelled radiator and uPVC opaque window.

## OUTSIDE



Lawned front garden with block paved pathway leading past the side of the house to the rear garden with block paved patio/seating area and attached brick W.C. Beyond the patio is the lawned garden with a large brick built shed at the bottom.

## 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 On street parking

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

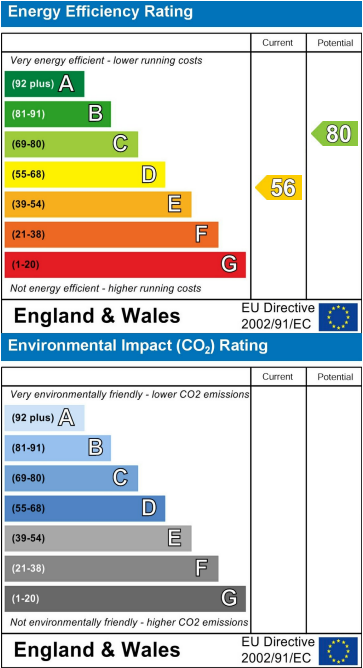


Area Map



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

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