



427 East Bawtry Road, Whiston, Rotherham, S60 4ES

Offers Around £200,000

An extended two bedroom semi-detached house, offered for sale with no upward chain. The property is set back on a slip road from East Bawtry Road and is within easy reach of Rotherham Hospital and Town Centre together with the nearby Sheffield Parkway and M1 intersection.

The accommodation briefly comprises: Side Entrance Lobby, bay windowed lounge, separate Dining Room, Kitchen extension, two Bedrooms and Wet Room.

There are lawned gardens and a detached Garage and additional off-road parking.

SIDE ENTRANCE LOBBY

With uPVC door and opaque glazed window, radiator and staircase to the first floor

LOUNGE 13'5" x 10'3" (4.1 x 3.14)



The measurement excluding the front facing uPVC bay window with double panelled radiator beneath. Electric fire

DINING ROOM 13'5" x 11'0" (4.1 x 3.36)



Having a side facing uPVC window, radiator and useful under stairs storage cupboard

KITCHEN EXTENSION 13'5" x 8'8" (4.1 x 2.66)



With base and wall cupboards and stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side, gas cooker point and double panelled radiator

FIRST FLOOR LANDING

FRONT BEDROOM 13'5" x 10'2" (4.1 x 3.1)



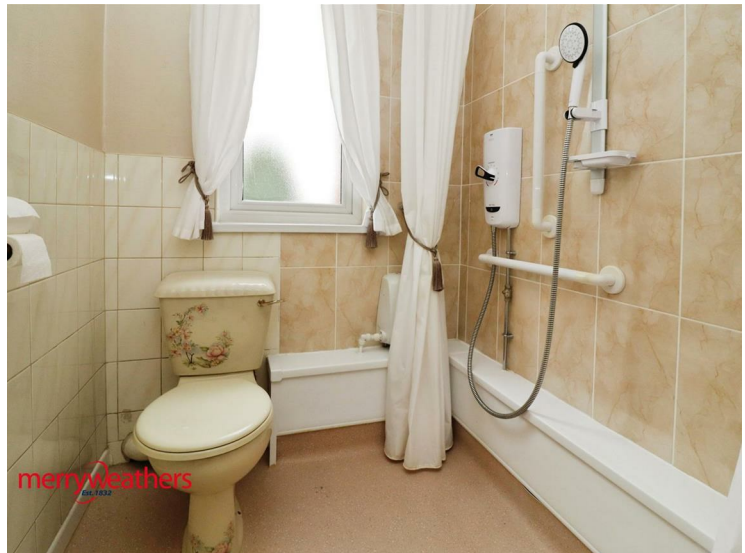
With radiator, uPVC window and cupboard housing the Ideal 'Logic' gas combi boiler

REAR BEDROOM 7'11" x 10'11" (2.42 x 3.34)



With radiator and uPVC window

WET ROOM 5'1" x 7'11" (1.56 x 2.43)



With 'Mira' electric shower, pedestal wash basin and W.C. Radiator and uPVC opaque glazed window.

OUTSIDE



A tarmac drive leads past the lawned front garden and side of the house to the detached sectional Garage. To the rear is a lawn and paved patio.

MATERIAL INFORMATION

Council Tax Band - B

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 - Drive 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>

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

Floor Plan

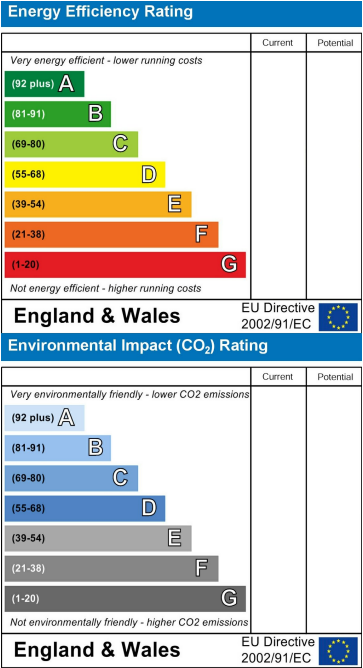


Area Map



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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