









23 Louden Road, Scholes, Rotherham, S61 2SU

£229,950

An EXTENDED THREE BEDROOM SEMI DETACHED HOUSE DIRECTLY ADJOINING FIELDS AND ENJOYING VIEWS TOWARDS WENTWORTH.

The property offers GAS CENTRAL HEATING FROM A NEWLY INSTALLED BOILER, uPVC DOUBLE GLAZING AND A FULL WIDTH GROUND FLOOR KITCHEN EXTENSION.

The accommodation comprises: Hall, bay windowed Lounge, extended open plan Kitchen/Diner, Utility Room, Cloakroom, three Bedrooms and family Bathroom. There are gardens to front and rear with drive and small Garage.

#### **ENTRANCE HALL**

flooring.

#### LOUNGE 12'1" x 10'2" (3.7 x 3.1)





With front facing uPVC bay window and radiator

#### **EXTENDED KITCHEN/DINER 16'4" x 10'9" (5 x 3.3)**









Re-fitted with an extensive range of base and wall units with 'butchers block' effect work surfaces and 'Belfast' sink, integrated dishwasher, fridge/freezer and gas range with extractor hood. Central island/breakfast bar with base units. Built-in Pantry, three radiators and uPVC double doors and windows open directly onto the rear raised decked patio/seating area. Two additional 'Velux' windows.

#### **UTILITY ROOM 8'2" x 5'10" (2.5 x 1.8)**



With uPVC door and window, radiator and laminate With uPVC door, radiator and space and plumbing for washing machine. Wall-mounted newly installed 'Worcester' gas boiler.

#### **CLOAKROOM**

With W.C. vanity wash basin and radiator

#### FIRST FLOOR LANDING



With side facing uPVC window

#### **REAR BEDROOM ONE 11'1" x 10'5" (3.4 x 3.2)**





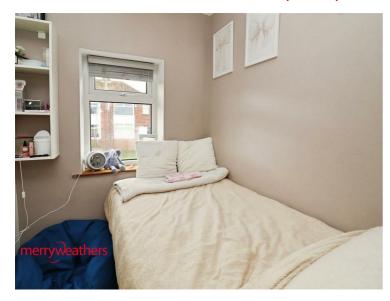
With radiator and uPVC window enjoying far-reaching views

#### FRONT BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)



With uPVC bay window and radiator

#### FRONT BEDROOM THREE 6'6" x 5'6" (2 x 1.7)



With uPVC window and radiator

## **BATHROOM 6'6" x 5'6" (2 x 1.7)**



With modern white suite comprising a panelled bath with shower, W.C. and wash basin. Tiling to the walls and floor, heated towel rail and uPVC opaque window.

#### **OUTSIDE**









To the front is a double width block paved hardstanding whilst to the rear is a raised wrap round decked patio/seating area with steps leading down to the garden

### **GARAGE 12'1"** x 6'2" (3.7 x 1.9)

#### MATERIAL INFORMATION

Council Tax Band - C

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

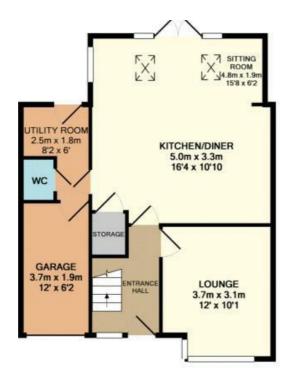
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location

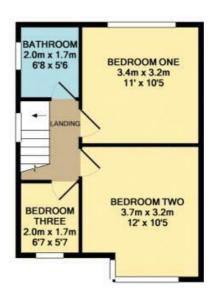
Planning permissions N/A

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 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





GROUND FLOOR APPROX: FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)

1ST FLOOR APPROX. FLOOR AREA 33.2 SQ.M. (357 SQ.FT.)

#### TOTAL APPROX. FLOOR AREA 87.4 SQ.M. (940 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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#### **Area Map**

## **Energy Efficiency Graph**



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