merryweathers
Est. 1832

209 Morthen Road, Wickersley, Rotherham, S66 1DY

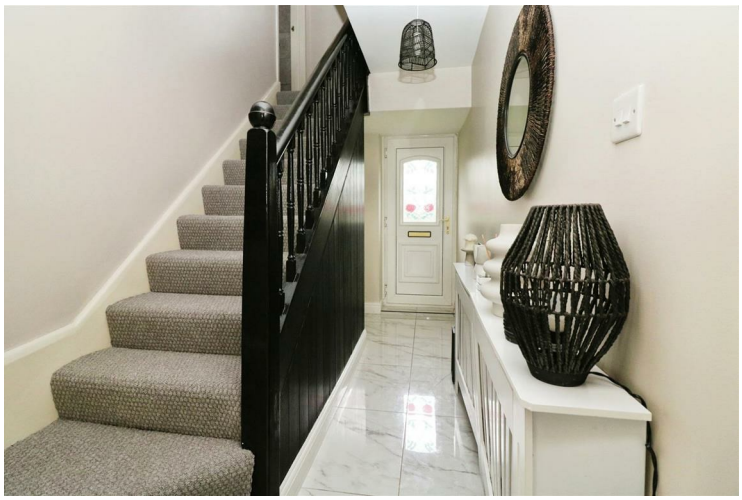
Offers Around £240,000

A recently modernised and extended THREE BEDROOM SEMI DETACHED HOUSE located in Rotherham's premier location and benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RECENTLY RE-FITTED, EXTENDED KITCHEN, NEWLY INSTALLED BATHROOM SUITE AND GARAGE TO THE REAR.

The accommodation briefly comprises: Reception Hall with Cloakroom, spacious through Lounge/Dining Room, Breakfast Kitchen, three Bedrooms, newly installed Bathroom suite and separate W.C.

There are lawned gardens to front and rear with shared driveway leading to the detached Garage.

ENTRANCE HALL



With uPVC front door, radiator and useful under stairs cupboard. Polished tiled flooring

CLOAKROOM

With W.C and wash basin, tiling to half height and opaque glazed window

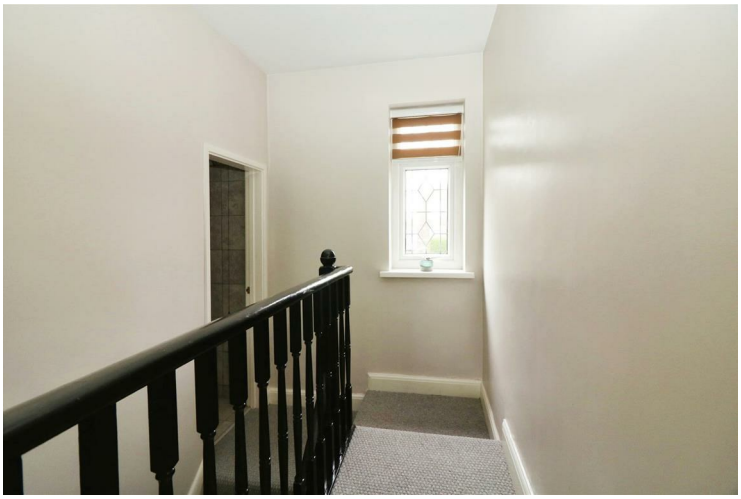
THROUGH LOUNGE/DINING ROOM 23'5" x 10'3" (7.14 x 3.13)

With twin aspect picture windows, laminate flooring and two radiators

EXTENDED BREAKFAST KITCHEN 18'2" x 6'8" (5.56 x 2.04)

Recently re-fitted and incorporating a Belfast style sink with monobloc tap, integrated electric hob with double oven beneath and high level extractor hood. Built-in microwave and fridge/freezer. Polished tiled flooring, ceiling downlighters, two picture windows and rear entrance door. Walk-in Pantry with plumbing

LANDING



With front facing window

CLOAKROOM

With W.C., tiling to the walls and floor and opaque glazed window

FRONT BEDROOM 10'0" x 10'10" (3.06 x 3.32)

Having a range of fitted wardrobes to two walls

REAR BEDROOM 10'6" x 11'11" (3.22 x 3.65)

With cupboard housing the combi boiler

REAR BEDROOM THREE 9'4" x 9'3" (2.87 x 2.84)

BATHROOM

With newly installed white suite comprising of a bath and tiled inlay with shower above and vanity unit to one side. Tiling to the walls and floor and opaque glazed window

OUTSIDE

A share drive leads past the lawned front garden to the DETACHED SECTIONAL GARAGE with additional parking space. The rear garden is lawned with a flagged patio/seating area.

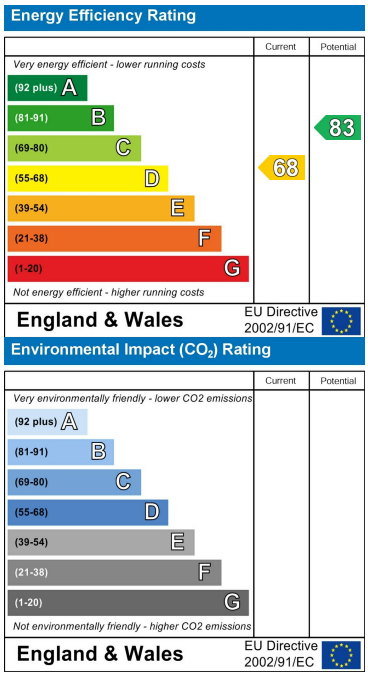
MATERIAL INFORMATION

Material information
Council Tax Band B
Tenure Freehold
Property Type Semi detached house
Construction type Brick built
Heating Type Gas
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 Garage to rear
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 conveyance solicitor.

Floor Plan

Area Map

Energy Efficiency Graph



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