



111 Meadowhall Road, Rotherham, S61 2JW

£185,000

A stunning 3 storey/3 bedroom semi detached house offering extremely spacious versatile accommodation. The property has undergone an extensive course of modernisation which will become apparent at the time of inspection. The accommodation is complimented by both gas central heating and uPVC double glazing briefly comprises: side entrance Hall, bay windowed Lounge, separate Dining Room, fitted Kitchen. First floor Landing, front double Bedroom, rear Bedroom, family Bathroom. Second floor: master Bedroom with En Suite.

A side drive provides off-road car parking whilst to the rear is a low-maintenance enclosed garden.

SIDE ENTRANCE HALL

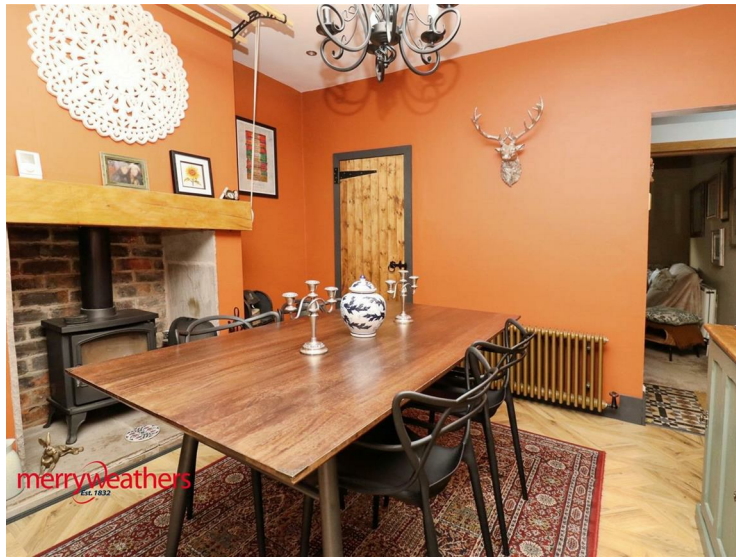
With composite door and tiled floor

LOUNGE 12'0" x 11'10" (3.67 x 3.63)



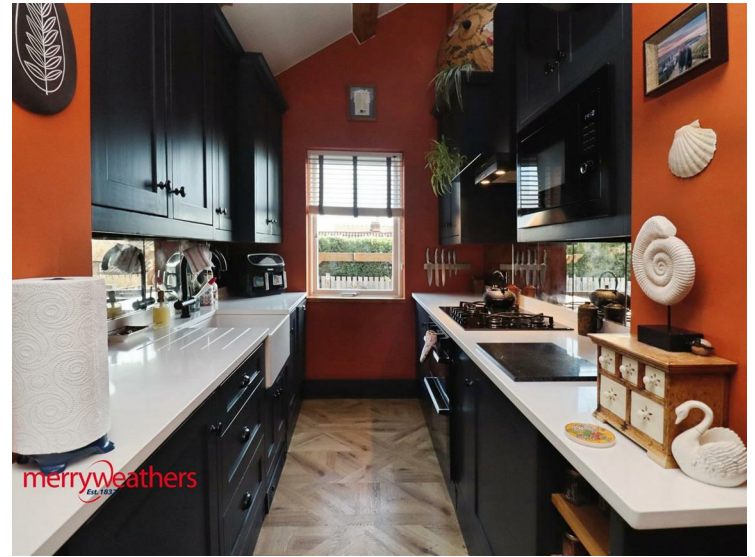
The measurement excluding the large uPVC bay window. recessed stove on a raised hearth. Double panelled radiator

DINING ROOM 12'0" x 11'11" (3.66 x 3.64)



With laminated floor, recessed stove, radiator and uPVC double doors opening into the rear garden. Storage Cellar leading off

KITCHEN 6'9" x 9'1" (2.07 x 2.77)



Having a range of base and wall units with contrasting work surfaces. 'Belfast' sink, 5 ring gas hob with double oven beneath and high level extractor with microwave to one side. Integrated dishwasher and fridge. Rear facing uPVC window and additional Velux window in the vaulted ceiling.

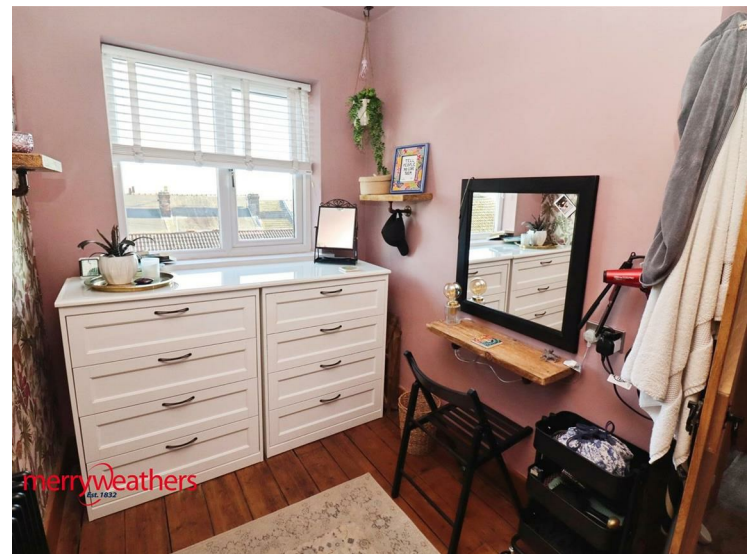
FIRST FLOOR LANDING

FRONT BEDROOM 12'0" x 11'10" (3.67 x 3.62)



Having a double panelled radiator, front facing uPVC window and built-in cupboard

REAR BEDROOM 7'0" x 10'0" (2.15 x 3.05)



Having built-in cupboards to one wall, contemporary radiator and uPVC window

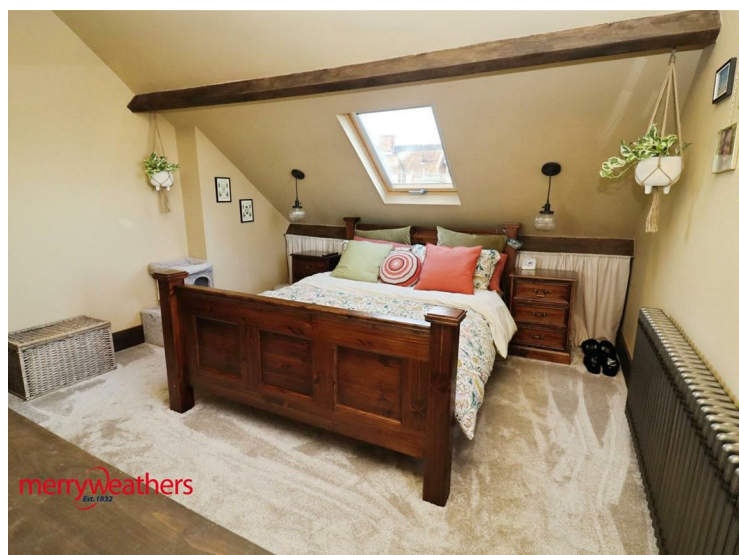
FAMILY BATHROOM 5'5" x 6'4" (1.67 x 1.94)



With glass shower enclosure, vanity wash basin and W.C. Tiled splashbacks, heated towel rail and uPVC opaque window

SECOND FLOOR

MASTER BEDROOM 12'0" x 18'4" (3.68 x 5.61)



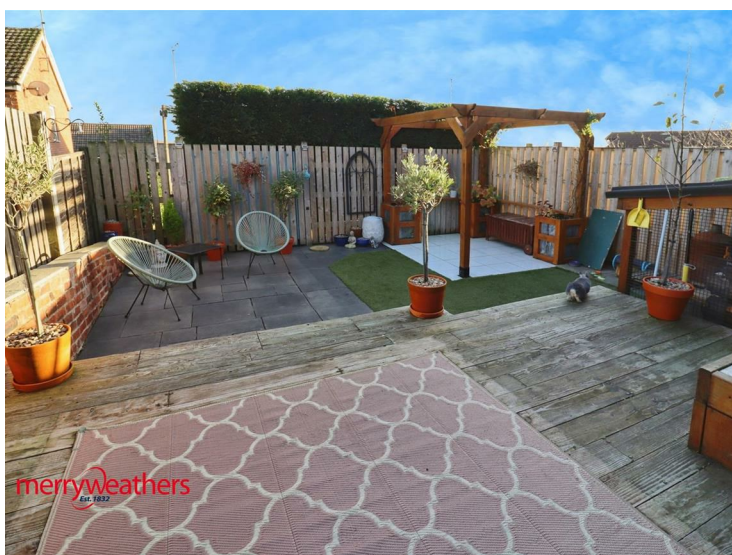
Having twin aspect Velux windows and additional side facing uPVC window, radiator and fitted wardrobe.

EN SUITE



Comprising of a tiled shower cubicle, W.C. and feature vanity wash basin

OUTSIDE



A side block paved drive provides off-road car parking with double timber gated opening into the enclosed rear garden with raised decked seating area and sheltered paved patio.

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 - 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

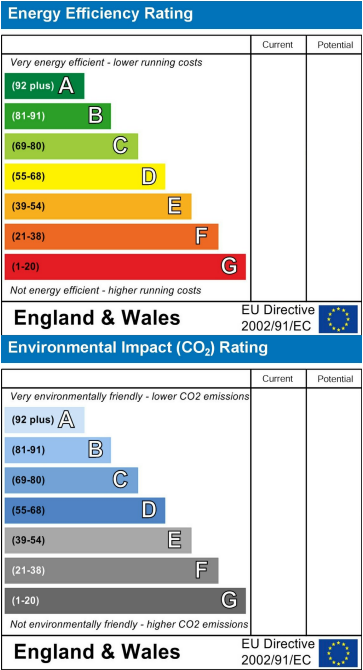


Area Map



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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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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