



1 New Street, Greasbrough, Rotherham, South Yorkshire, S61 4ET

Guide Price £125,000

GUIDE PRICE £125,000 - £130,000. Merryweathers are delighted to offer for sale this beautiful two bedroom cottage, full of character located within this sought after village location. This two bedroom end stone cottage benefits from gas fired central heating and double glazing.

LIVING ROOM 19'4" x 11'10" (5.91 x 3.63)

With uPVC window overlooking the green with radiator beneath. Raised decorative fireplace and exposed ceiling beam. Two stairs rise to the communicating open plan sitting area.

SITTING AREA 10'9" x 6'3" (3.28 x 1.92)

With uPVC picture window and uPVC entrance door opening onto Main Street. Small under stairs storage cupboard and stairs to the first floor.

KITCHEN 11'7" x 8'5" (3.54 x 2.58)

Recently renovated with grey fitted base and wall units and contrasting work surfaces. Inset resin sink beneath the uPVC window with uPVC entrance door to one side. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and cupboard housing the 'Ideal' gas combination boiler.

FIRST FLOOR LANDING

Providing access to:-

BEDROOM ONE 11'11" x 11'7" (3.65 x 3.55)

Is a double bedroom with radiator, uPVC window and exposed beam.

BEDROOM TWO 16'8" x 6'5" (5.1 x 1.97)

Is a single bedroom with uPVC window, radiator and exposed beam.

BATHROOM 8'8" x 8'5" (2.66 x 2.57)

Comprising of a panelled bath with shower, pedestal wash hand basin and W.C. Radiator, uPVC opaque window and exposed ceiling beam.

OUTSIDE

There is on street parking available.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Cottage

Construction type Stone 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

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.

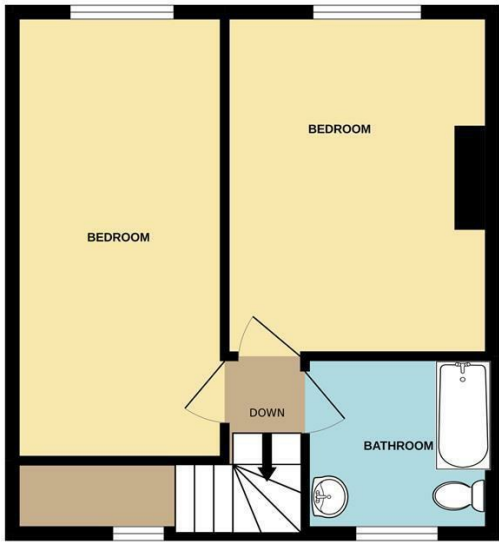
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

GROUND FLOOR



1ST FLOOR

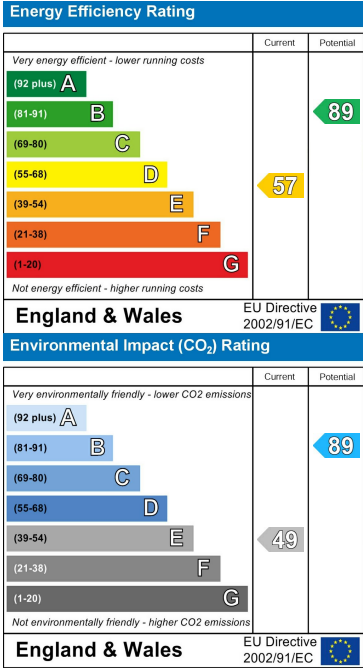


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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