

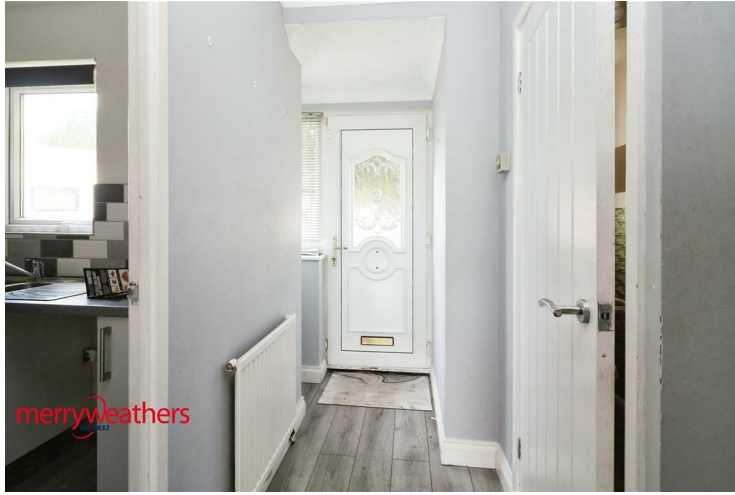


6 Newbiggin Close, Parkgate, Rotherham, S62 6NN

£165,000

Offered for sale with NO UPWARD CHAIN is this three bedroom semi detached house enjoying a cul-de-sac location. The property has GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND TANDEM GARAGE. The accommodation comprises: Entrance Hall with Cloakroom, spacious Lounge, Kitchen, three Bedrooms and Bathroom. Lawned gardens to front and rear.

ENTRANCE HALL



With uPVC door and radiator

CLOAKROOM



With W.C. and wash hand basin, heated towel rail and uPVC opaque window

LOUNGE 14'10" x 15'4" (4.53 x 4.69)



With radiator, under stairs cupboard and uPVC sliding patio doors opening into the rear garden

KITCHEN 8'0" x 8'7" (2.45 x 2.63)



With base and wall cupboards, stainless steel sink, gas cooker point and wall mounted 'Vokera' gas central heating boiler. Plumbing for washing machine and uPVC window

LANDING

With linen cupboard and radiator

FRONT BEDROOM 8'2" x 12'1" (2.49 x 3.7)

With uPVC window and radiator

REAR BEDROOM 8'2" x 12'1" (2.49 x 3.7)



With radiator and uPVC window

REAR BEDROOM 6'5" x 6'11" (1.98 x 2.12)



With radiator and uPVC window

BATHROOM 6'4" x 5'7" (1.94 x 1.71)



With 3 piece bathroom suite and electric shower.
Radiator and uPVC opaque window

OUTSIDE

Lawned front garden with block paved drive and attached tandem Garage

TANDEM GARAGE 25'2" x 9'3" (7.68 x 2.82)

With up and over door and door opening into the rear garden

REAR GARDEN



Lawned with a block paved patio/seating area.

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 : driveway 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 convincing solicitor.

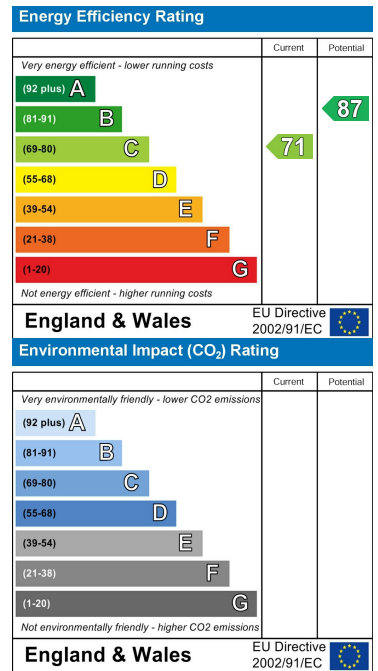
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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