



164 Ferham Road, Holmes, Rotherham, S61 1DZ

Offers In The Region Of £120,000

A TWO BEDROOM DETACHED HOUSE OVERLOOKING FERHAM PARK, offered for sale with NO UPWARD CHAIN. The property has GAS CENTRAL HEATING FROM A COMBI BOILER AND uPVC DOUBLE GLAZING, the accommodation briefly comprising: Side Entrance Lobby, bay windowed Lounge overlooking the Park, Dining Room with Cellar leading off, Kitchen, two double Bedrooms and Bathroom. Located on a bus route to the Town Centre and within 5 minutes drive of the M1 and Meadowhall.

SIDE ENTRANCE LOBBY

With uPVC door and staircase

LOUNGE 13'5" x 12'0" (4.1 x 3.66)



With uPVC bay window overlooking Ferham Park. Radiator and wall mounted electric fire

DINING ROOM 13'5" x 13'0" (4.1 x 3.97)



Having two uPVC windows, two radiators and fireplace surround. Storage cellar leads off

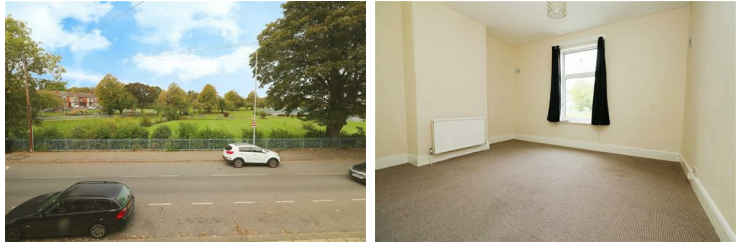
KITCHEN 8'4" x 9'10" (2.55 x 3)



With fitted base and wall cupboards with stainless steel sink set beneath the rear uPVC window. Gas cooker point, space and plumbing for washing machine. Double panelled radiator and uPVC side entrance door.

FIRST FLOOR LANDING

FRONT BEDROOM 13'5" x 12'1" (4.1 x 3.7)



With uPVC window, radiator and storage cupboard

REAR BEDROOM 12'11" x 12'10" (3.96 x 3.92)



With radiator and uPVC rear window

BATHROOM 8'4" x 9'10" (2.56 x 3)



With white suite comprising a panelled bath with mixer tap shower, pedestal wash hand basin and W.C. Tiling to the walls, radiator, uPVC opaque window and cupboard housing the 'Ideal' gas combi boiler.

OUTSIDE



A pathway leads past the side of the house to the enclosed rear yard with two store places and W.C.

MATERIAL INFORMATION

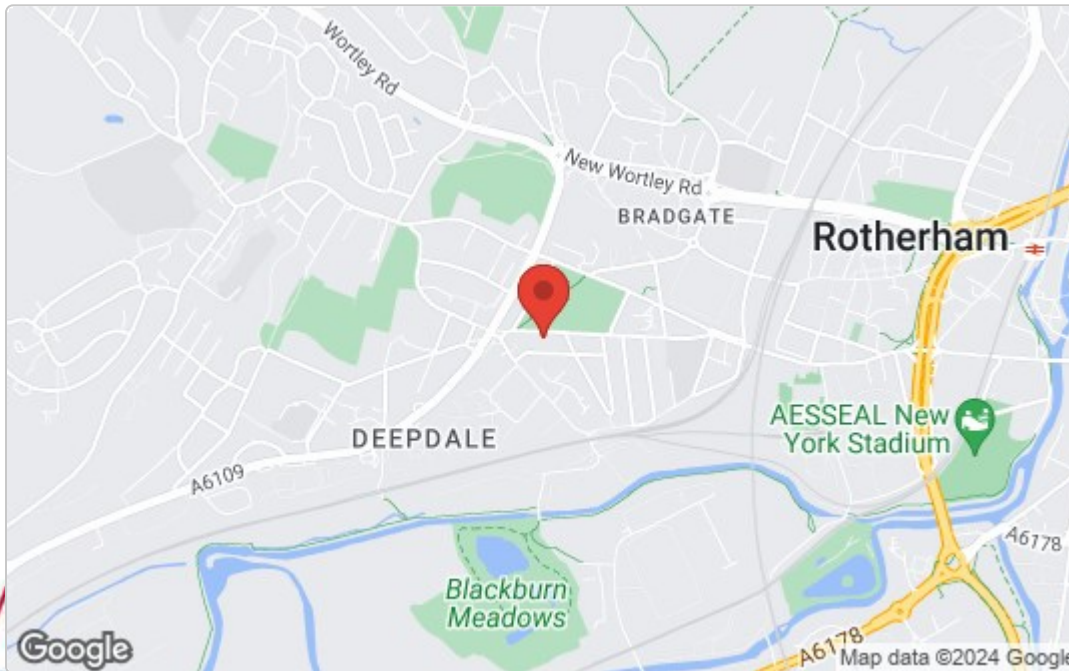
Tenure: Freehold

Council Tax Band 'A'

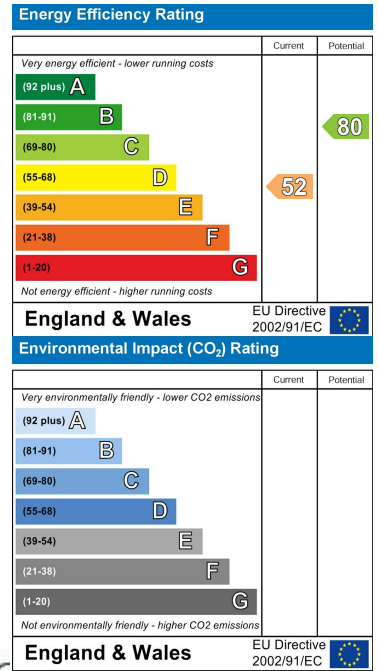
Floor Plan



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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