



13 Nelson Road, Maltby, S66 7PJ

Asking Price £100,000

*** NO CHAIN *** We are pleased to offer for sale this newly refurbished mid terrace property, offered for sale with generous proportions throughout. Ideal for a wide range of purchasers looking for a completed project.

Entrance

Property is accessed through a double glazed door.

Lounge 15'9" x 11'8" (4.82 x 3.58)



Having a front facing window and radiator.

Dining Area 13'6" x 11'4" (4.13 x 3.47)



Having a window and a radiator.

Kitchen 12'9" x 7'1" (3.89 x 2.17)



Having a range of wall and base units with a sink unit, hob, oven and extractor hood, radiator and wall mounted boiler, and double glazed window.

Utility Area 9'6" x 4'9" (2.92 x 1.47)



Having a double glazed window to the side elevation and a radiator. Further door leading to the rear garden.

W.C



Having a low flush w.c, hand wash basin a double glazed window and a radiator.

First Floor Landing

Bathroom 7'1" x 6'10" (2.18 x 2.09)



Having a panelled bath, low flush w.c, hand wash basin, tiled floor and double glazed window.

Bedroom One 14'4" x 9'3" (4.39 x 2.82)



Having a window and a radiator.

Bedroom Two 11'4" x 10'1" (3.47 x 3.08)

Having a window and a radiator.

Bedroom Three 11'1" x 9'3" (3.40 x 2.84)

Having a window and a radiator.

Outside



To the front of the property is a forecourt garden area and to the rear of the property is a low maintenance off road parking area.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

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 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

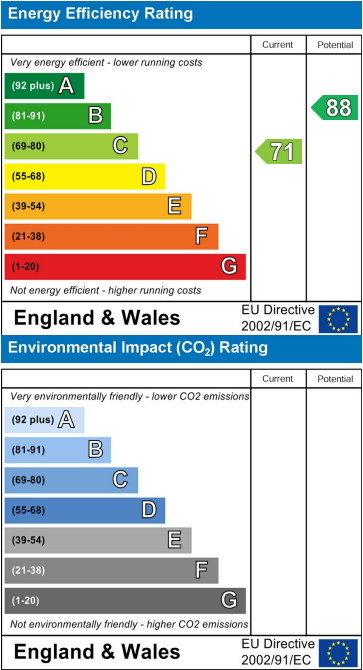


Area Map



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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