merryweathers
Est. 1832

18 Levett Drive, Thurcroft, Rotherham, S66 9FF

£265,000

An immaculately presented THREE BEDROOM DETACHED HOUSE on a popular established development on the outskirts of the village.
The property offers well-proportioned accommodation complimented by gas central heating and uPVC double glazing. The accommodation briefly comprises: Hall, bay windowed Lounge, spacious Dining Kitchen, Utility Room & Cloakroom. First floor Landing, master Bedroom with Dressing area and En-Suite, two further Bedrooms and family Bathroom.
There are established lawned gardens with drive and integral Garage.

HALL

With composite front door and radiator

LOUNGE 16'0" x 10'5" (4.9 x 3.2)

With front facing bay window, two radiators and under stairs cupboard

DINING KITCHEN 17'4" x 10'2" (5.3 x 3.1)

Having an extensive range of high gloss finish base and wall units with inset stainless steel sink set beneath the rear facing window. Integrated electric hob with high level extractor and electric oven to one side. Built in dishwasher and fridge and freezer. Radiator and double 'French' doors opening into the rear garden.

UTILITY ROOM 6'4" x 6'1" (1.95 x 1.87)

Having fitted base and wall units, wall-mounted 'Ideal' gas combi boiler radiator and composite side entrance door

CLOAKROOM 6'4" x 2'11" (1.95 x 0.9)

With W.C. and wash basin, radiator and opaque glazed window

FIRST FLOOR LANDING

With radiator and loft hatch

BEDROOM ONE 11'9" x 10'2" (3.6 x 3.1)

With front facing window and radiator

DRESSING AREA 7'2" x 5'6" (2.2 x 1.7)

With radiator and rear facing window

EN SUITE 6'10" x 4'7" (2.1 x 1.4)

With shower enclosure and electric shower, pedestal wash basin and W.C. Radiator, extractor and opaque window

BEDROOM TWO 10'11" x 10'4" (3.35 x 3.15)

With radiator, built-in wardrobe and front facing window

BEDROOM THREE 10'5" x 6'10" (3.2 x 2.1)

With radiator and rear facing window

FAMILY BATHROOM 6'6" x 6'2" (2 x 1.9)

Comprising of a panelled bath with mixer tap shower and screen, pedestal wash basin and W.C. Radiator, extractor fan and opaque glazed window

GARAGE 19'4" x 9'10" (5.9 x 3)

OUTSIDE

Tarmac drive and lawned front garden. To the rear is an enclosed lawned garden with paved patio/seating area.

MATERIAL INFORMATION

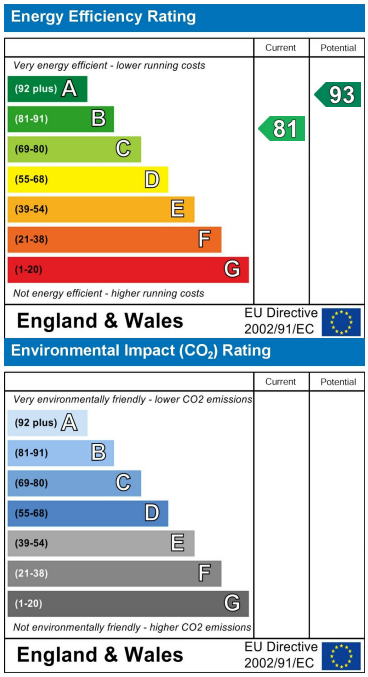
Council Tax Band - C
Tenure - Freehold
Property Type - Detached house
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website 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

Energy Efficiency Graph



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www.merryweathers.co.uk

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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