



39 Spalton Road, Parkgate, Rotherham, S62 6AF

£110,000

A well presented two bedroom mid-terraced house forming the ideal purchase for the first time buyer/investor alike.

Benefitting from gas central heating from a recently installed boiler and uPVC double glazing the accommodation comprises: Lounge, Dining Kitchen with Cellar, two Bedrooms and Bathroom.

The property, which is offered for sale with no upward chain, is centrally located for Rotherham, Barnsley and Doncaster and is also within 5 minutes drive of the Retail World Shopping complex.

LOUNGE 13'6" x 12'0" (4.14 x 3.66)



With uPVC entrance door and front facing window. Radiator

DINING KITCHEN 12'11" x 13'10" (3.96 x 4.24)



Having a range of fitted base and wall units with inset stainless steel sink. Integrated gas range with double oven and high level extractor hood. Space and plumbing for washing machine. Storage Cellar leading off. uPVC double doors open into the rear garden.

FIRST FLOOR LANDING

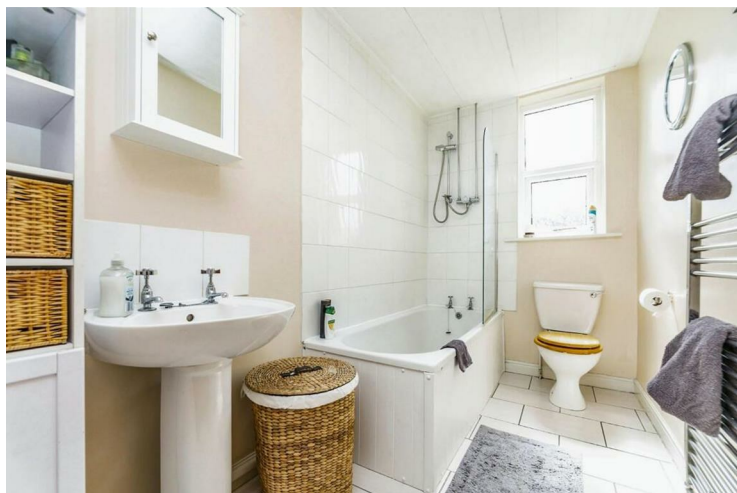
FRONT BEDROOM 12'0" x 13'5" (3.66 x 4.09)

With uPVC window and radiator

REAR BEDROOM 11'8" x 13'8" (3.56 x 4.19)

With uPVC window and radiator

BATHROOM



With white suite comprising a panelled bath with shower and screen, pedestal wash basin and W.C. Splashback tiling, heated towel rail and uPVC opaque window.

OUTSIDE



To the rear is a covered block paved patio with astro turf lawn.

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 parking

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>

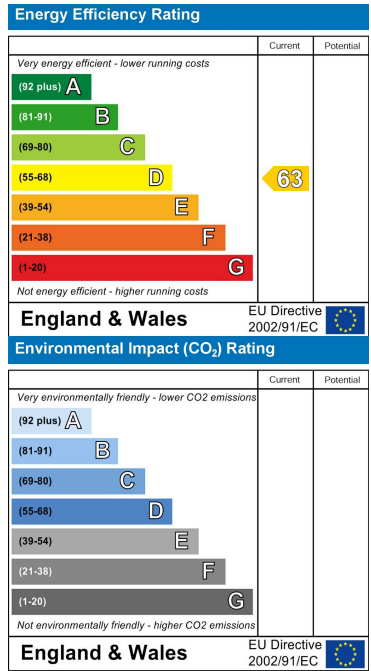
Floor Plan



Area Map



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

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