



6 Crane Drive, Kimberworth, Rotherham, S61 1NN

**£170,000**

A three bedroom semi detached house, in need of upgrading and offered for sale with no upward chain. The property enjoys a cul-de-sac location off Fellowsfield Way and offers gas central heating, double glazing and a brick garage.

## HALL

With aluminium door and radiator

## LOUNGE 12'9" x 13'9" (3.9 x 4.2)



With gas fire, two radiators and uPVC window

## DINING ROOM 8'0" x 9'8" (2.46 x 2.95)



With radiator, rear facing uPVC window and under stairs cupboard

## KITCHEN 7'3" x 9'6" (2.21 x 2.9)



With fitted units, side facing uPVC window and rear entrance door, storage Pantry

## REAR PORCH 6'2" x 3'11" (1.9 x 1.2)

## LANDING

With Airing cupboard and additional storage cupboard

## FRONT BEDROOM ONE 9'10" x 12'9" (3 x 3.9)



With uPVC window, radiator and fitted wardrobes

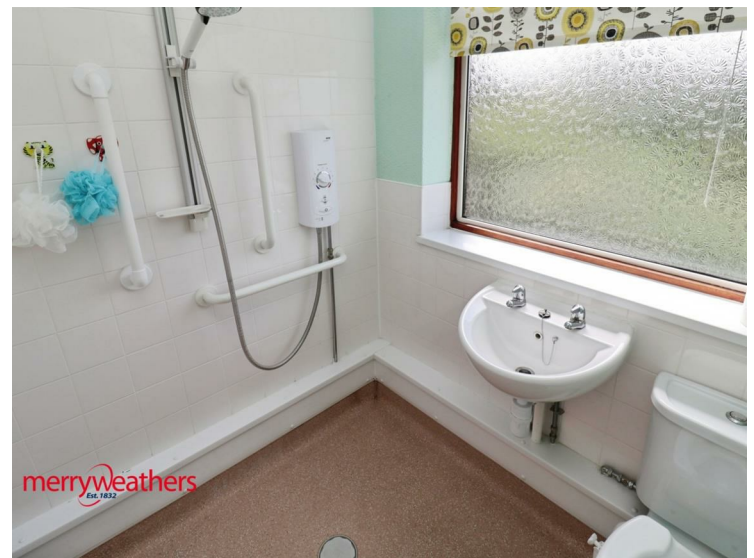
## REAR BEDROOM TWO 9'10" x 11'0" (3 x 3.37)

With radiator and uPVC window

## FRONT BEDROOM THREE 6'0" x 8'5" (1.83 x 2.57)

With radiator and uPVC window

## WETROOM



With electric shower, vanity wash basin and W.C. Radiator and uPVC opaque window

## OUTSIDE



To the front is a block paved drive and hardstanding with access to the single brick Garage.  
To the rear is an enclosed garden with block paved patio/seating area and lawn

### MATERIAL INFORMATION

Council Tax Band - B

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 - 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

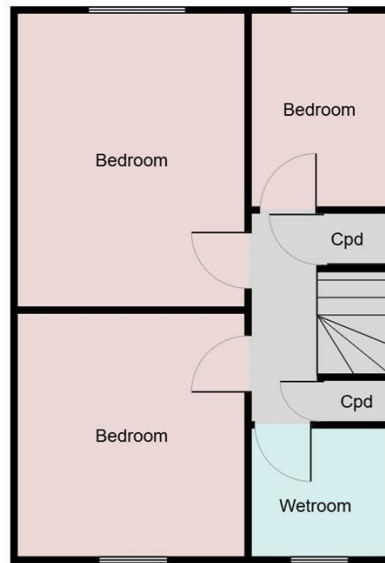
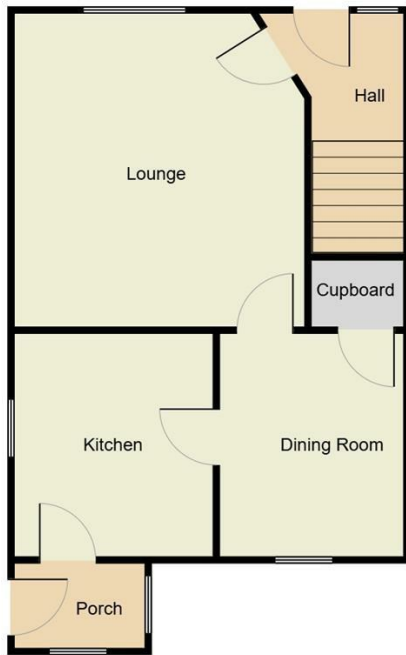
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

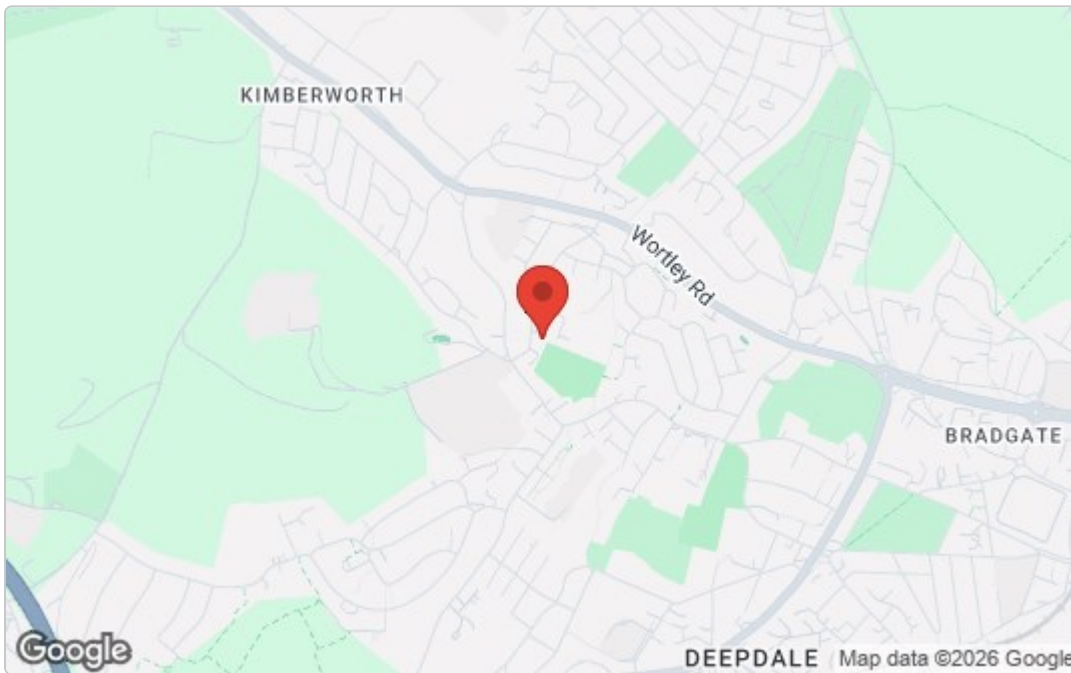
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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**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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