merryweathers
Est. 1832









22 Newman Road, Grange, Rotherham, S60 3JE

£270,000

An extended three bedroom semi detached house, appointed to an exceptionally high standard, located in one of Rotherham's most popular and sought-after suburbs.

The property offers versatile and spacious accommodation complemented by gas central heating, uPVC double glazing, re-fitted Kitchen and a converted Garage. The accommodation briefly comprises: Entrance Hall, Lounge, extended Dining Room & Snug, fitted Kitchen and ground floor Shower/ Cloakroom. There are three Bedrooms and family Bathroom.

A driveway provides off-road parking whilst to the rear is an enclosed garden incorporating the converted Garage which could be utilised as an Office/Workspace together with an additional Store place.

Conveniently located being only a moments drive from Rotherham Hospital with easy access to the M1 intersection and Sheffield Parkway

SIDE ENTRANCE HALL
With radiator, laminate flooring and under stairs cupboard

LOUNGE 19' x 10'4" (5.79m x 3.15m)



A bright and spacious room with large front facing window, radiator and double doors opening into the Dining Room

EXTENDED DINING ROOM/SNUG 25'8" x 9'11" (7.82m x 3.02m)





An excellent entertaining room with laminate flooring and double panelled radiator. The Snug is positioned to directly overlook the rear garden.

GROUND FLOOR SHOWER ROOM 7'6" x 2'8" (2.29m x 0.81m)
With Shower cubicle, W.C. and wash basin, tiling to the walls and floor, radiator and opaque window.

KITCHEN 10'3" x 10'3" (3.12m x 3.12m)



Re-fitted with an extensive range of base and wall units with inset polycarbonate sink set beneath the rear facing bay window. Integrated gas hob, electric double oven and microwave with built-in fridge/freezer and wine cooler. space and plumbing for washing machine. Glazed side entrance door.

LANDING



FRONT MASTER BEDROOM 15'4" x 12'3" (4.67m x 3.73m)



With fitted wardrobes, radiator and front and side picture windows

REAR BEDROOM TWO 11'10" x 8'8" (3.61m x 2.64m)



With radiator and window

FRONT BEDROOM THREE 8'10" x 6'9" (2.69m x 2.06m)



Having laminate flooring, radiator and window

BATHROOM 7' 2" x 5' 7" (2.13m 0.61m x 1.52m 2.13m)
With contemporary white suite comprising a panelled bath with shower and screen, pedestal wash basin and W.C. Radiator, tiling to the walls and two windows

OUTSIDE



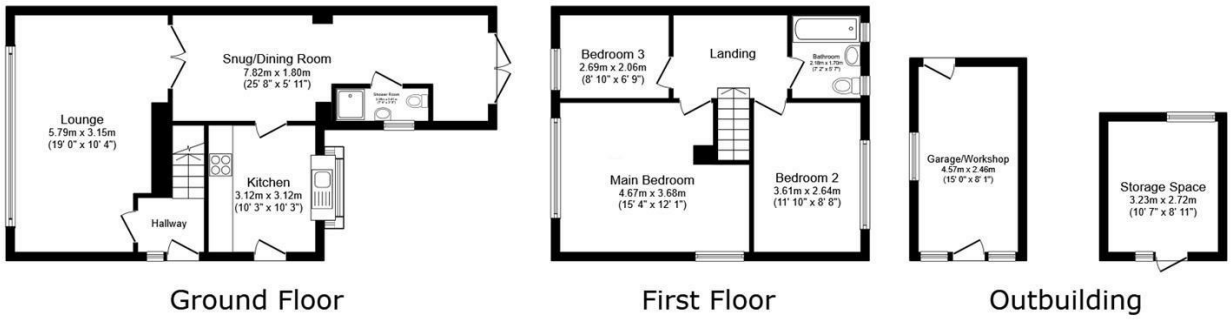


Lawned front garden with drive leading to the rear of the property and to the converted Garage, ideal for use as an Office, Studio/Summer House. The good sized rear garden incorporates a lawn and decked seating area with additional Store place

CONVERTED GARAGE 15'10" x 8'1" (4.83m x 2.46m)

MATERIAL INFORMATION
Council Tax Band C
Tenure Freehold
Property Type Semi-detached House
Construction type Brick
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 driveway & converted 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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



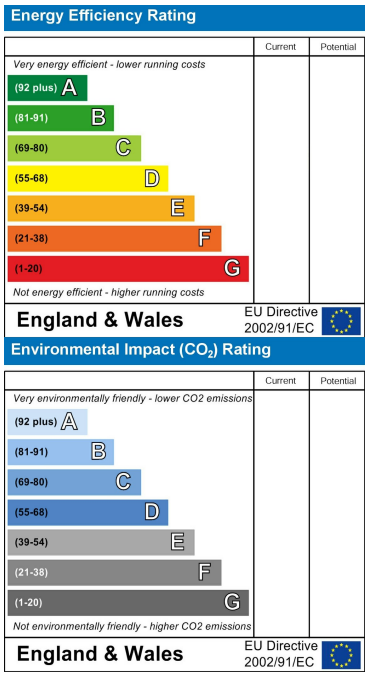
Total floor area: 118.5 sq.m. (1,276 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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