



46 Spalton Road, Parkgate, Rotherham, S62 6AF

**Price Guide £115,000**

Price Guide £115,000 - £120,000. This well presented three bedroom terrace is available to the market situated in this popular area of Parkgate, close to local amenities, Parkgate shopping complex and transport links. Perfect for a variety of buyers alike.

**Entrance**

**Lounge 13'6" x 11'10" (4.13 x 3.63)**



**Dining Room 13'6" x 12'11" (4.12 x 3.95)**

**Kitchen 10'2" x 7'3" (3.12 x 2.23)**



**Bathroom 8'2" x 6'9" (2.5 x 2.06)**



**First Floor Landing**

**Bedroom One 13'6" x 11'11" (4.14 x 3.64)**



**Bedroom Two 13'0" x 10'8" (3.98 x 3.27)**



**Bedroom Three 10'2" x 7'4" (3.12 x 2.26)**

**W.C**



## Outside



## Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace 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 On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Please check relevant websites

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

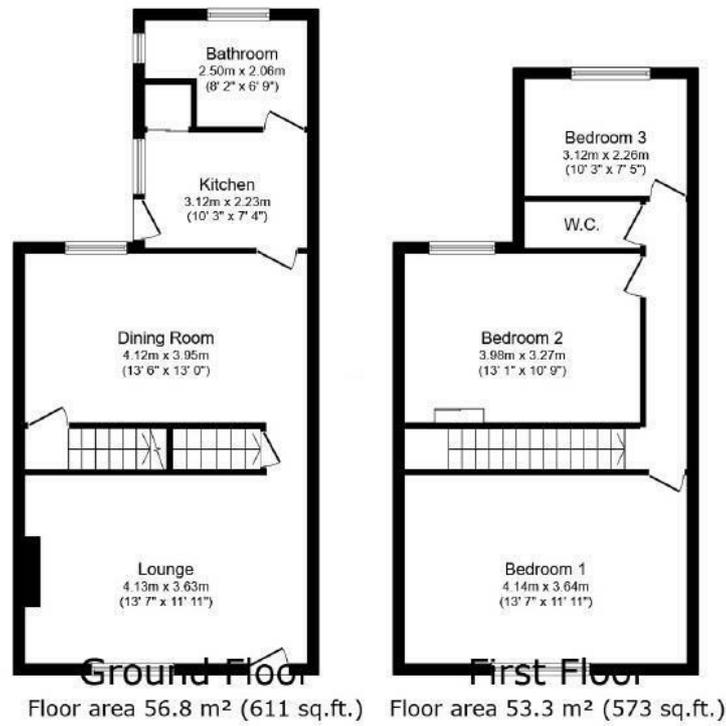
Accessibility features N/A

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



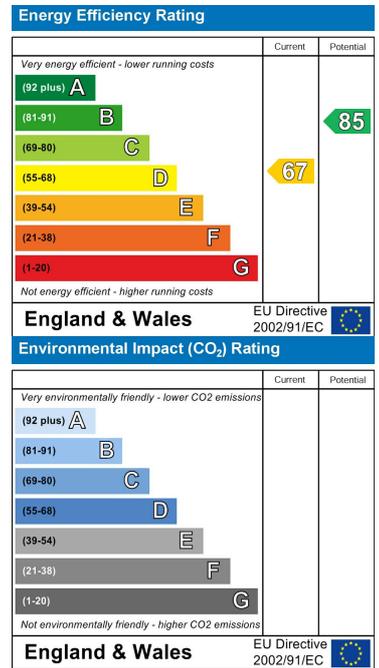
**TOTAL: 110.1 m<sup>2</sup> (1,185 sq.ft.)**

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



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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