merryweathers
Est. 1832









36 Nether Haugh, Rotherham, S62 7RZ

£300,000

An opportunity to acquire a character stone-built semi detached Cottage located in a semi-rural hamlet adjoining the Wentworth Estate.

The Cottage, which is offered for sale with no upward chain, enjoys an open frontal aspect together with a large rear garden. The accommodation is complemented by gas central heating and briefly comprises: large Living Room, Dining Room, Kitchen, ground floor Shower/Cloakroom. There are three first floor Bedrooms and Bathroom.

To the rear of the Cottage is a large lawned garden accessed by a shared driveway with a range of outbuildings and timber

LIVING ROOM 22'8" x 17'4" (6.93 x 5.3)



With laminate flooring, two radiators and three picture windows. Double timber doors open into the rear garden. Staircase rises to the first floor

DINING ROOM 12'9" x 12'2" (3.89 x 3.73)



With laminate flooring, radiator and front facing picture window

KITCHEN 18'2" x 13'4" (5.56 x 4.07)



With shaker style base and wall units with contrasting worksurfaces. Inset ceramic sink and monobloc tap set beneath the rear facing window with timber door to one side. Space and plumbing for washing machine, radiator and tiled floor

GROUND FLOOR SHOWER ROOM



With tiled shower enclosure, W.C. and wash basin

LANDING

BEDROOM ONE 20'6" x 17'7" (6.27 x 5.38)



Having three twin aspect windows and two radiators

BEDROOM TWO 14'7" x 12'2" (4.45 x 3.73)



With radiator and front facing window

BEDROOM THREE 12'10" x 10'11" (3.93 x 3.35)



With radiator and front facing window

BATHROOM



With white suite comprising panelled bath with mixer tap shower, pedestal wash basin and W.C.

OUTSIDE





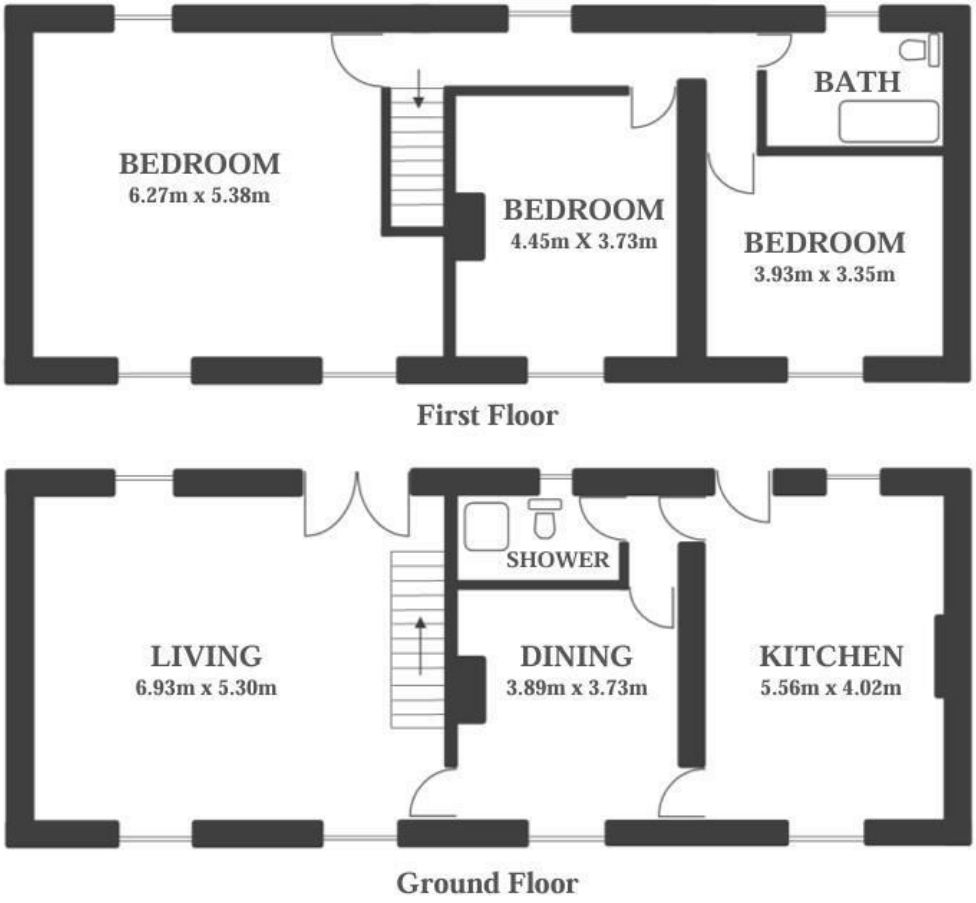


A shared driveway leads past the side of the Cottage to a large lawned garden with a range of outbuildings and timber Garage

MATERIAL INFORMATION

Council Tax Band C
Tenure Freehold
Property Type Semi-detached Cottage
Construction type Stone
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 Shared driveway & 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.

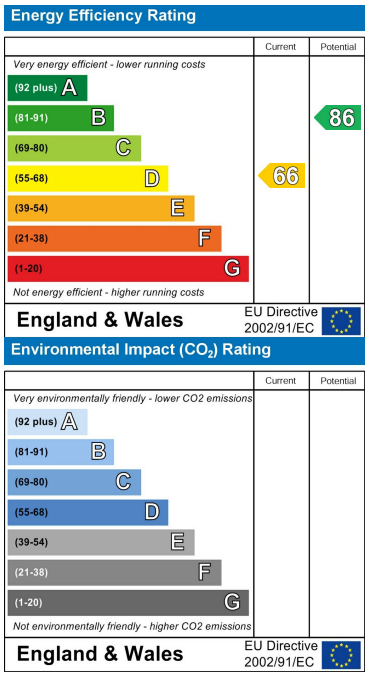
Floor Plan



Area Map



Energy Efficiency Graph



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