



64 Richmond Park Avenue, Rotherham, S61 2JG

£145,000

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN. The property, which is in need of a degree of cosmetic upgrading, offers GAS CENTRAL HEATING FROM A COMBI BOILER AND uPVC DOUBLE GLAZING. The accommodation comprises: Entrance Hall, Lounge, separate Dining Room, Kitchen, Entrance Lobby with W.C. There are three Bedrooms and a Wetroom. The property stands in good sized lawned gardens with on-street parking. Rotherham, Sheffield and Meadowhall are all within easy travelling distance.

FRONT ENTRANCE HALL

With uPVC door and side facing uPVC window. Double panelled radiator and storage cupboard

LOUNGE 11'9" x 9'4" (3.6 x 2.87)



With front facing uPVC window and double panelled radiator

DINING ROOM 15'1" x 9'4" (4.6 x 2.86)



With radiator, rear facing uPVC window and built-in cupboards

KITCHEN 6'5" x 11'8" (1.97 x 3.57)



Having fitted base and wall cupboards with inset stainless steel sink set beneath the side facing uPVC window, gas cooker point, space and plumbing for washing machine. Rear facing uPVC window and door. Storage Pantry.

SIDE ENTRANCE LOBBY 3'3" x 5'2" (1 x 1.6)

With front and rear uPVC entrance doors

W.C. 2'7" x 4'11" (0.8 x 1.5)

With uPVC opaque window

FIRST FLOOR LANDING



With radiator, front facing uPVC window and cupboard housing the 'Ideal' gas combi boiler

FRONT BEDROOM ONE 11'9" x 9'2" (3.6 x 2.8)



With radiator, uPVC window and built-in cupboard

REAR BEDROOM TWO 11'9" x 10'2" (3.6 x 3.1)



With radiator and uPVC window

REAR BEDROOM THREE 9'6" x 7'2" (2.9 x 2.2)

With radiator and uPVC window

WET ROOM 5'2" x 6'6" (1.6 x 2)



Having a 'Triton' electric shower, W.C. and pedestal wash basin, double panelled radiator and uPVC opaque window.

OUTSIDE



Steps rise and lead past the lawned front garden. To the rear is a good sized enclosed lawned garden with brick outbuildings.

MATERIAL INFORMATION

Council Tax Band A

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 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

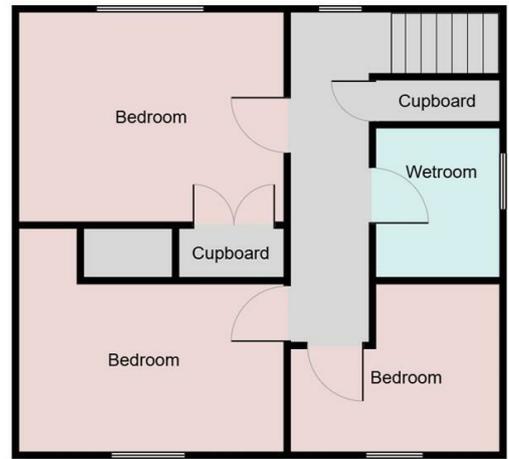
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

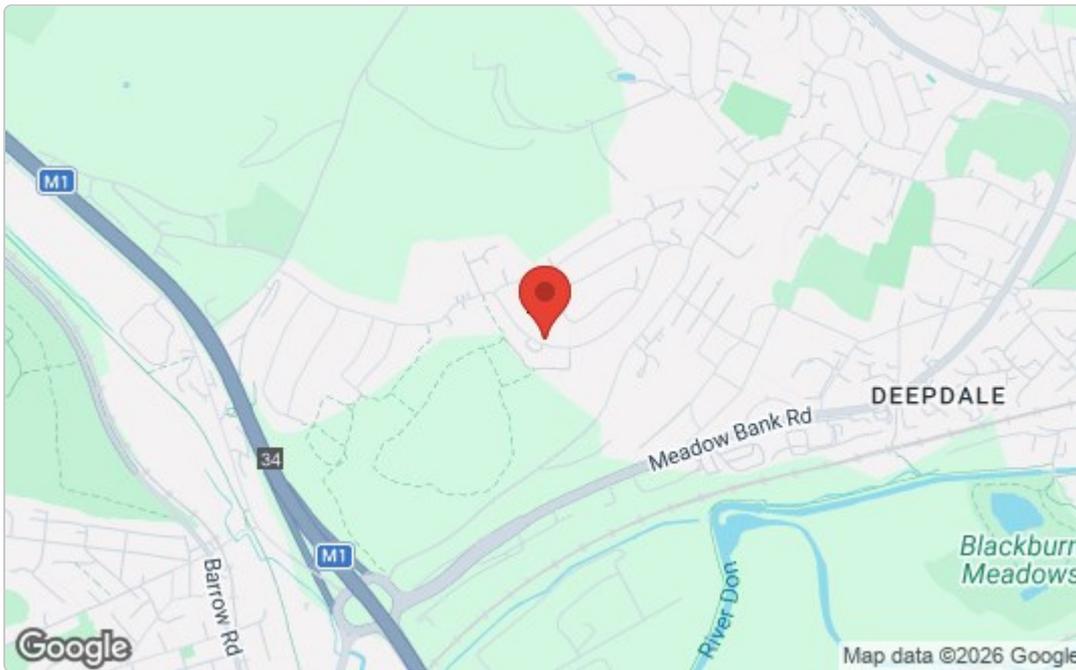
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

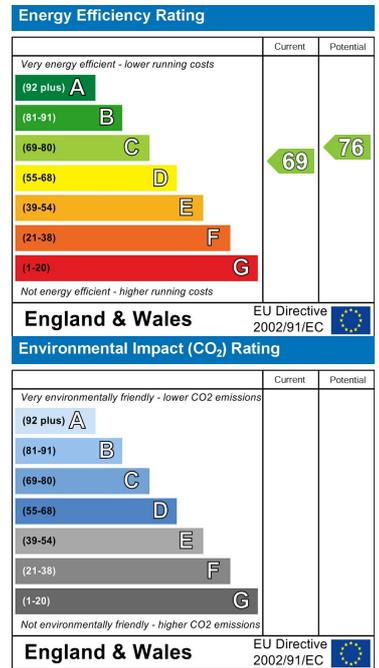
Floor Plan



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

www.merryweathers.co.uk

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
Registered in England and Wales No. 6679044

