merryweathers
Est. 1832

77 Oakwood Grove, Rotherham, S60 3ES

£225,000

A TRADITIONAL DOUBLE BAYED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offering spacious accommodation complemented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND AN 11 METRE ATTACHED BRICK GARAGE.

The accommodation comprises: Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms and Bathroom. There are lawned front and rear gardens and drive to the Garage.

The property is located off Broom Lane, being only a moments drive from the Town Centre.

HALL
With uPVC door and radiator

LOUNGE 11'9" x 11'9" (3.6m x 3.6m)

The measurement excluding the front facing uPVC bay window. Fireplace surround and gas fire, radiator

DINING ROOM 11'1" x 11'5" (3.4m x 3.5m)

The measurement excluding the rear facing uPVC bay window with radiator beneath, wall mounted gas fire

KITCHEN 6'6" x 11'5" (2m x 3.5m)

With base and wall units and contrasting work surfaces and inset stainless steel sink. Gas cooker point, chromed radiator, rear facing uPVC window and under stairs Pantry. A glazed uPVC door opens into the Garage

LANDING
With side facing uPVC window

FRONT BEDROOM 10'5" x 11'9" (3.2m x 3.6m)

The measurement excluding the uPVC bay window, radiator and built-in wardrobes

REAR BEDROOM 11'1" x 11'9" (3.4m x 3.6m)

With radiator and uPVC window

FRONT BEDROOM 5'10" x 6'6" (1.8m x 2m)

With radiator and uPVC window

SHOWER ROOM 6'6" x 8'6" (2m x 2.6m)

With shower cubicle, vanity wash basin and W.C. Heated towel rail and radiator, extractor fan and uPVC opaque window

OUTSIDE

A paved driveway leads past the lawned front garden set behind a privet hedge to the Garage. To the rear is an enclosed lawned garden with greenhouse and timber shed

GARAGE 36'8" x 9'10" (11.2m x 3m)

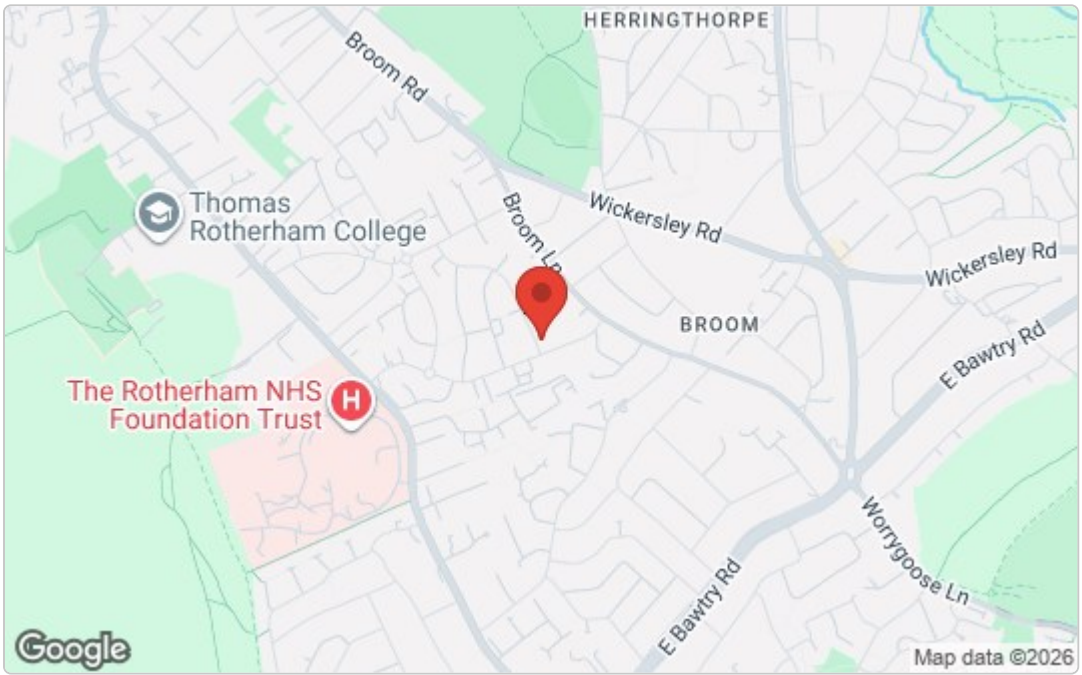
With electrically operated remote door. 'Vaillant' gas combi boiler and plumbing for washing machine.

MATERIAL INFORMATION

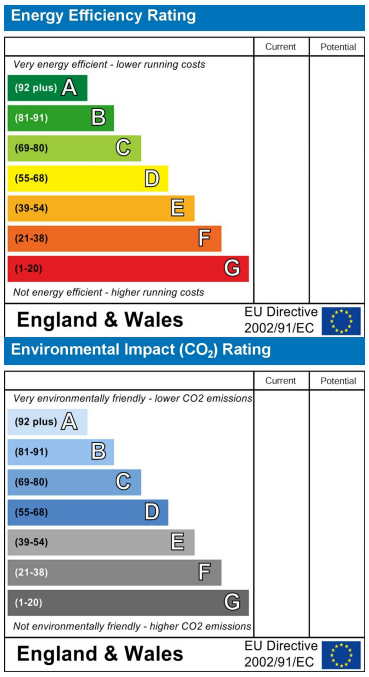
Council Tax Band - C
Tenure - Freehold
Property Type - Semi detached house
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website 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



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

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