



19 The Mount, Sunnyside, Rotherham, South Yorkshire, S66 3XU

Offers In The Region Of £230,000

A THREE BEDROOM/THREE-STORY TOWN HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.

The property is located off Elton Lane and, as such, is conveniently located for nearby Schools and Shops whilst neighbouring Wickersley is within 5 minutes drive.

The accommodation is complimented by both gas central heating and uPVC double glazing and briefly comprises: Entrance Hall, Cloakroom, spacious Lounge, fitted Kitchen, first floor Landing with two Bedrooms and family Bathroom leading off. The master Bedroom is to be found on the second floor and incorporates a Dressing Room and En Suite.

To the rear is an enclosed garden with side drive leading to a single Garage.

FRONT ENTRANCE HALL

With laminate flooring and radiator, leading to:-

CLOAKROOM 5'0" x 2'11" (1.53 x 0.89)

With WC and wash basin, radiator and opaque glazed window

KITCHEN 9'11" x 6'9" (3.04 x 2.07)



Having a range of fitted base and wall units with contrasting work surfaces and inset stainless steel sink set beneath the front facing window. Integrated gas hob with high level extractor and electric oven beneath. Radiator

LOUNGE 19'4" x 13'8" (5.9 x 4.17)



With rear facing bay and patio doors opening into the rear garden. Radiator and useful storage cupboard

FIRST FLOOR LANDING

BEDROOM THREE 8'5" x 13'8" (2.57 x 4.17)



An "L" shaped bedroom, with radiator and two front facing windows

BEDROOM TWO 9'9" x 13'9" (2.99 x 4.2)



With radiator and rear facing window

BATHROOM 6'9" x 6'5" (2.06 x 1.98)



Consisting a white three piece suite, WC, wash basin

and bath, tiled to half height. Radiator and opaque glazed window.

SECOND FLOOR LANDING

BEDROOM ONE 17'5" x 10'0" (5.33 x 3.05)



With front facing window, radiator and Dressing Room

DRESSING ROOM 6'7" x 5'10" (2.02 x 1.78)

EN SUITE 7'10" x 6'7" (2.39 x 2.02)



With shower cubicle, W.C. and wash basin. Radiator and window

OUTSIDE



Secure back garden with paved patio area and astro turf, with access to the garage at the back of the property, from the side gate.

MATERIAL INFORMATION

Council Tax Band - C

Tenure - Freehold

Property Type - End town 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

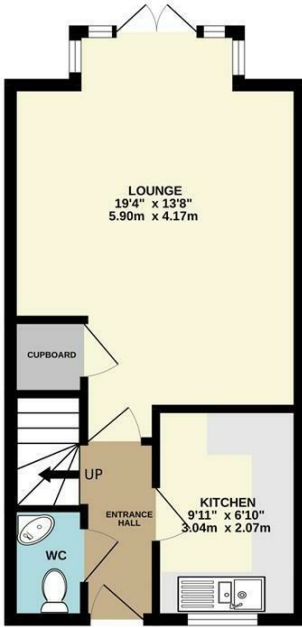
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

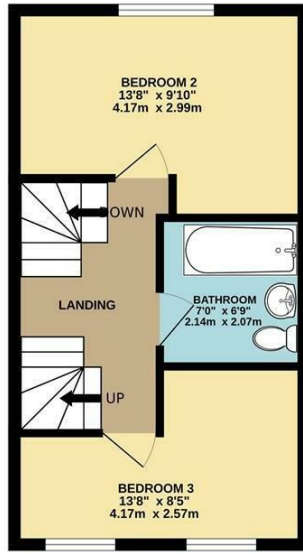
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

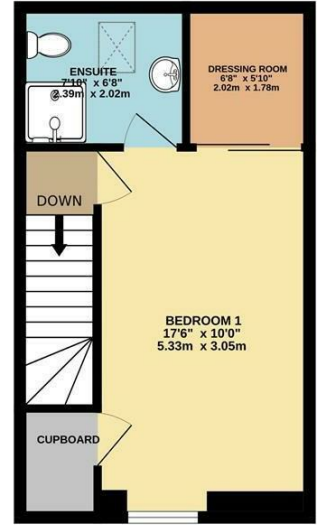
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



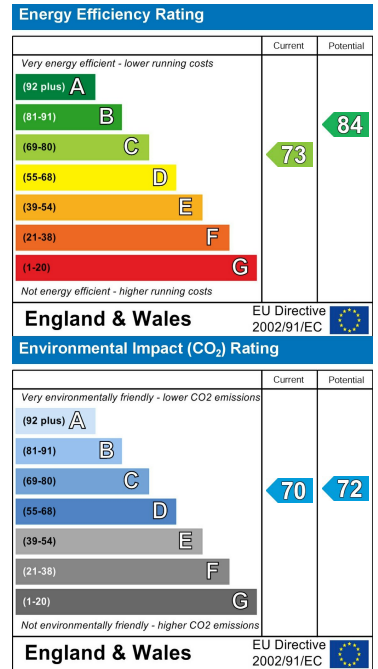
TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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