merryweathers
Est. 1832









5 The Old Stables, Rawmarsh, Rotherham, S62 7BU

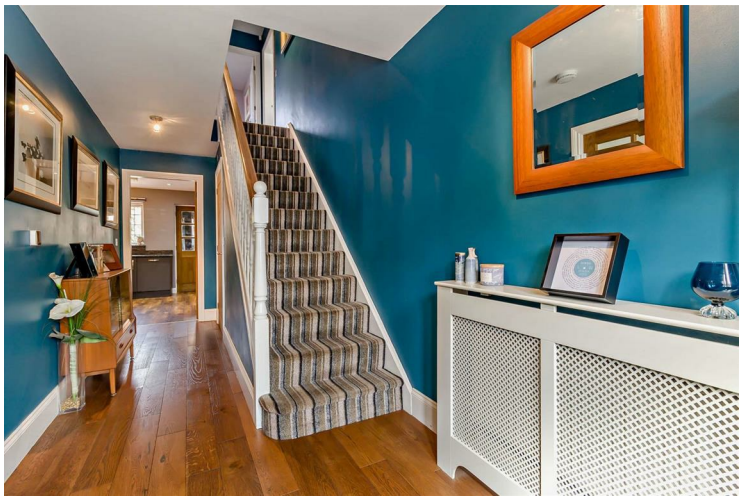
Asking Price £430,000

This immaculate four-bedroom detached house is for sale in Rawmarsh, Rotherham, offering well-balanced accommodation suited to family living. The ground floor comprises a lounge, separate dining area and a practical kitchen, complemented by a utility room and convenient downstairs W.C. There are two reception rooms in total, providing flexible living and entertaining space.

Upstairs, four good-sized bedrooms are served by a family bathroom, with an en suite to the main bedroom. Externally, the property benefits from a driveway and a garage that has been converted into a useful workshop. The rear garden features an Indian stone patio and pond, creating an attractive outdoor area.

Rawmarsh provides a range of local amenities including shops, cafés and schools within easy reach in the wider Rotherham area. Nearby parks and green spaces offer opportunities for recreation and walking. Rotherham Central station is accessible by road, with services to Sheffield in around 15–20 minutes and to Leeds in under an hour, connecting to wider regional and national rail routes. The property falls within Council Tax Band D.

Entrance Hall



Access via a composite door, a radiator, a double glazed window and composite flooring.

Downstairs W.C



Having a low flush w.c, hand wash basin, composite flooring, a radiator and part tiling.

Lounge





Having a window to front elevation with wooden shutters, feature composite stone fireplace and a radiator.

Kitchen













Having a range of wall and base units in slate grey, inset sink unit, breakfast bar, granite work surfaces, Kenwood range cooker with Extractor fan, integral microwave, warming draw, integral fridge and dishwasher. With a door into the utility room.

Dining Area

Having two radiators, wooden laminate flooring and patio doors leading into the garden.

Utility Room

Having two windows, a range of wall and base units with a chelsea sink, wooden work surfaces, wall mounted boiler, full length integral fridge and freezer, also doors leading to the garden and garage/workshop.

Workshop

Formally part of the garage.

First Floor Landing



With access into the attic which is part boarded. With a radiator.

Bedroom One





Having a double glazed window with wooden shutters, a radiator and fitted grey wardrobes.

En Suite



Double shower cubicle with electric shower, low flush w.c, hand wash basin, a radiator and a window.

Bedroom Two





Having a window with wooden shutters, a radiator and a fitted mirror.

Bedroom Three

Having two windows with wooden shutters and a radiator.

Bedroom Four





Having a window with shutters and a radiator.

Family Bathroom





Free standing bath with claw feet, shower cubicle, hand wash basin and low flush w.c, part tiled and tiled flooring.

Outside









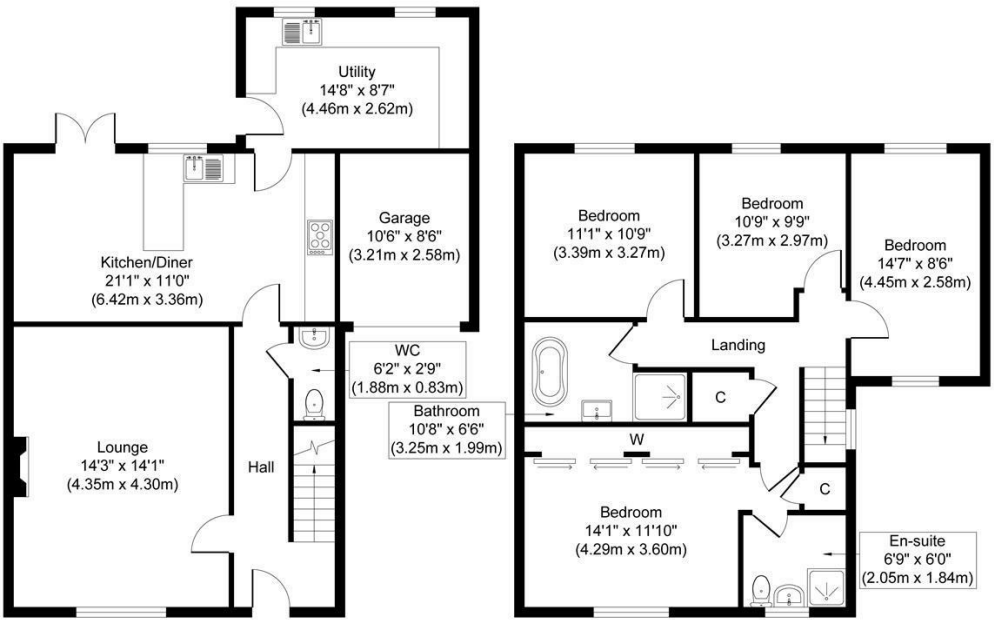


To the front of the property is a low maintenance garden area with a driveway to the side. To the rear of the property is an Indian stone patio area with a lower lawn area which is tiered with sleepers. There is a shed and a pond.

Material Information

Council Tax Band D
Tenure Freehold
Property Type Link 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 driveway
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



Ground Floor
Approximate Floor Area
854 sq. ft
(79.30 sq. m)

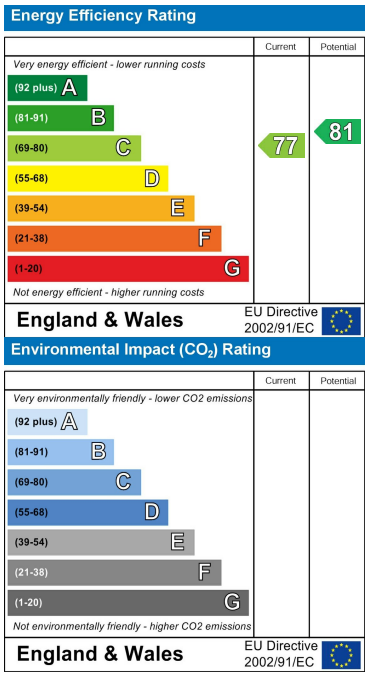
First Floor
Approximate Floor Area
754 sq. ft
(70.09 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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



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