merryweathers
Est. 1832









5 Fairbank View, Whiston, Rotherham, S60 4AR

£170,000

IN NEED OF RENOVATION AND MODERNISATION
FOUR BEDROOM SEMI DETACHED HOUSE
POPULAR LOCATION

SUMMARY

A four bedroom semi detached house which is in need of renovation and modernisation. The property, which is located close to the heart of the Village, presents a blank canvas to create a spacious family home.
Whiston remains one of Rotherham's most popular and sought after suburbs with east access to the nearby Town Centre, Rotherham Hospital and M1 intersection.

PLEASE NOTE VIEWERS SHOULD EXERCISE CAUTION WHEN ENTERING THE PROPERTY AS MANY FLOORBOARDS ARE MISSING

FRONT ENTRANCE PORCH

INNER HALL

WETROOM/CLOAKROOM



LOUNGE/DINING ROOM 14'9" x 20'8" (4.51 x 6.3)





KITCHEN 20'11" x 10'4" (6.4 x 3.15)





REAR ENTRANCE PORCH

LANDING



REAR BEDROOM 11'10" x 11'1" (3.63 x 3.4)



FRONT BEDROOM 11'10" x 9'2" (3.63 x 2.8)



REAR BEDROOM 10'4" x 7'8" (3.16 x 2.35)



OUTSIDE



SIDE BEDROOM 7'4" x 10'1" (2.25 x 3.09)



BATHROOM



LOFT

MATERIAL INFORMATION

Council Tax Band B
Tenure Freehold
Property Type Semi-detached House
Construction type Brick
Heating Type Gas (not tested)
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 & 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.

- FOUR BEDROOM SEMI IN NEED OF RENOVATION AND MODERNISATION
- BLANK CANVAS TO CREATE A SPACIOUS FAMILY HOME
- POPULAR LOCATION CLOSE TO THE HEART OF THE VILLAGE

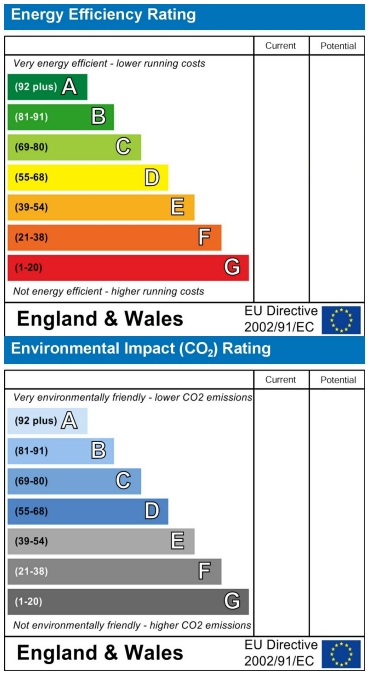




Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

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The Property Ombudsman

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