merryweathers
Est. 1832









7 Melrose Grove, Spinneyfield, Rotherham, S60 3NA

Offers In The Region Of £250,000

An EXTENDED THREE BEDROOM SEMI DETACHED HOUSE enjoying a cul-de-sac on this highly regarded, sought after development.
The property, which is offered for sale with NO UPWARD CHAIN, has GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, EXTENDED SITTING/DINING ROOM AND INTEGRAL GARAGE. The accommodation comprises: Reception Hall, Lounge, extended Sitting/Dining Room, Kitchen, three double Bedrooms, Bathroom and separate Cloakroom. The property stands in lawned gardens and is conveniently located not only for Rotherham Hospital but also for the nearby Sheffield Parkway and M1 intersection.

SIDE ENTRANCE HALL



With composite door, radiator and under stairs cupboard

LOUNGE 12'1" x 14'9" (3.7 x 4.5)



With stone fireplace surround, radiator and front facing bow window

EXTENDED SITTING/DINING ROOM 9'7" x 22'2" (2.94 x 6.78)







Having two radiators and patio doors opening into the rear garden with additional window to one side

KITCHEN 11'9" x 8'3" (3.6 x 2.52)



With fitted base and wall cupboards and inset stainless steel sink set beneath the rear facing window with door to one side. Gas hob with electric double oven, space and plumbing for washing machine, radiator

FIRST FLOOR LANDING

Approached by a dog-leg staircase with side facing window

FRONT BEDROOM 9'8" x 11'10" (2.96 x 3.63)



With radiator and window

REAR BEDROOM 10'5" x 9'5" (3.2 x 2.88)

With fitted wardrobes, radiator and window

FRONT BEDROOM 10'5" x 11'10" (3.2 x 3.63)

With radiator and window

BATHROOM 8'7" x 5'6" (2.63 x 1.7)



With panelled bath, pedestal wash basin and shower cubicle. Radiator and opaque glazed window

SEPARATE W.C. 5'10" x 4'9" (1.8 x 1.45)



With W.C. and wash basin, Airing/linen cupboard and opaque glazed window

OUTSIDE





Lawned front garden with drive. To the rear is a good sized enclosed lawned garden

GARAGE 18'1" x 8'0" (5.52 x 2.45)
With electric up and over door and wall-mounted 'Ideal' gas combi boiler.

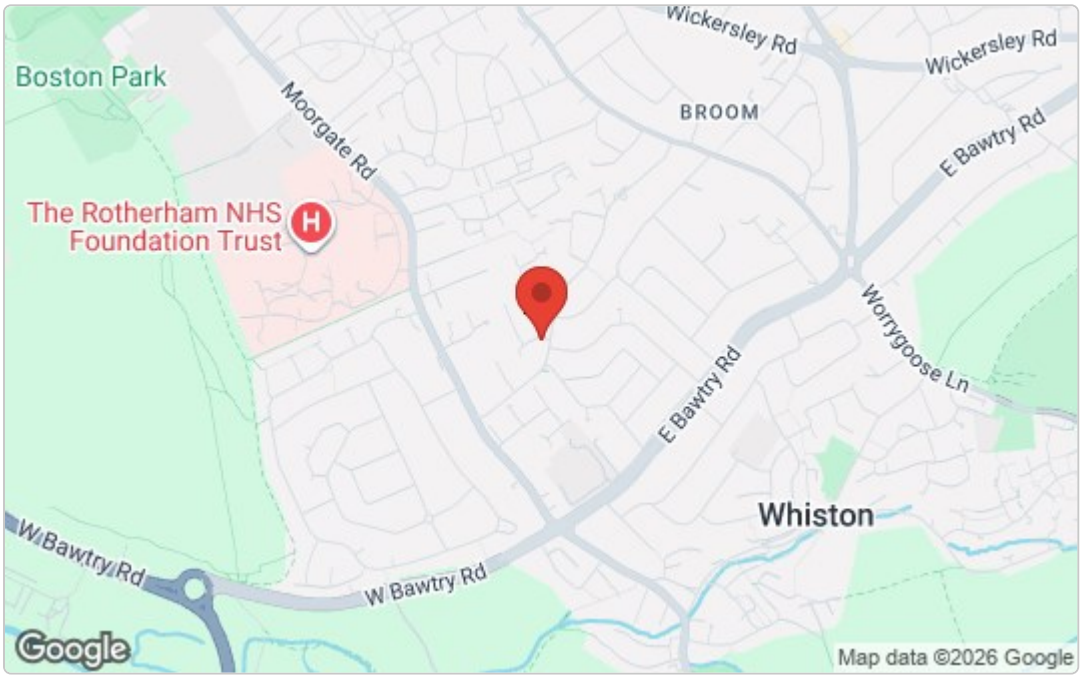
MATERIAL INFORMATION

Council Tax Band C
Tenure Leasehold-200 years from 1972. £50 per annum ground rent
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 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

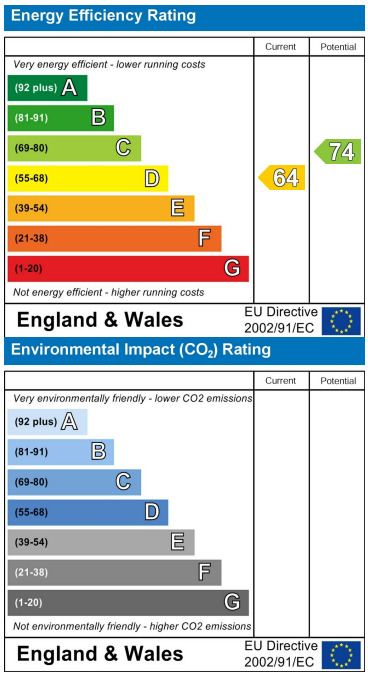
Floor Plan



Area Map



Energy Efficiency Graph



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