



4 Eastwood Vale, Rotherham, S65 2DX

Offers In The Region Of £135,000

#Get ready for speedier, smoother and more successful sales with Sale Ready properties!#

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. # A viewing is recommended of this well maintained two bedroomed semi detached, nestled away on a quiet cul de sac. Ideal for first time buyers or investors. The property comprises lounge, fitted kitchen/ diner with integrated appliances and breakfast bar, two bedrooms, one with fitted wardrobes, bathroom with walk in shower. Driveway leads to detached garage. Front and rear gardens. Conveniently situated for local Schools, amenities and well connected to local transport routes to Rotherham, Sheffield and Motorway Networks and good walking distance to Clifton Park.

Entrance

Front UPVC entrance door opens into Lounge

Lounge 13'11" x 13'0" (4.25m x 3.98m)



Front UPVC door opens to lounge, with UPVC boxed bay window. Door opens to kitchen. Stairs rise to first floor. Gas central heating radiator.

Kitchen/ Diner 13'0" x 10'4" (3.97m x 3.16m)



With built in wall and base units which extend to breakfast bar. Integrated electric oven, hob and extractor fan. Plumbing and space for washing machine and space for fridge/freezer. Work surfaces and stainless steel sink. Two UPVC double glazed windows, UPVC double glazed rear door. Gas central heating radiator. Tiled flooring.

First Floor

Stairs rise to first floor landing, which has loft access. Doors leading to two bedrooms and bathroom.

Bedroom One 12'11" x 10'5" (3.95m x 3.20m)



Front bedroom with UPVC boxed bay window. Fitted wardrobes and bedside tables. Gas central heating radiator.

Bedroom Two 10'7" x 7'6" (3.25m x 2.30m)



Rear UPVC window, gas central heating radiator. Storage Cupboard.

Bathroom 7'4" x 5'2" (2.26m x 1.59m)



Fitted with white suite comprising of low flush W.C. and vanity unit housing wash basin. Walk in Shower with screening and rainfall shower. Tiling to floor and partial tiling to walls. Gas central heating radiator. UPVC double glazed rear window, spotlights.

Outside



Front driveway leading to rear detached garage. Front lawn and path. Rear gate leads to rear private enclosed garden with patio area, pathway and rear UPVC door.

MATERIAL INFORMATION

Material information

Council Tax Band A

Tenure Leasehold.

Property Type : TWO BEDROOMED SEMI DETACHED.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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 & 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

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

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

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.

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the transactional process.

The legal pack includes:

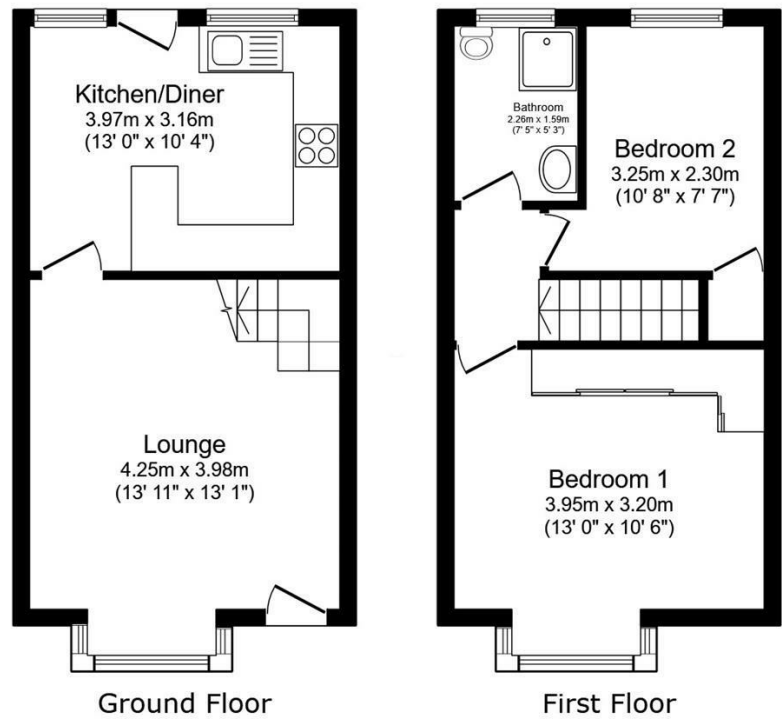
Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."

Floor Plan



Total floor area: 62.0 sq.m. (668 sq.ft.)

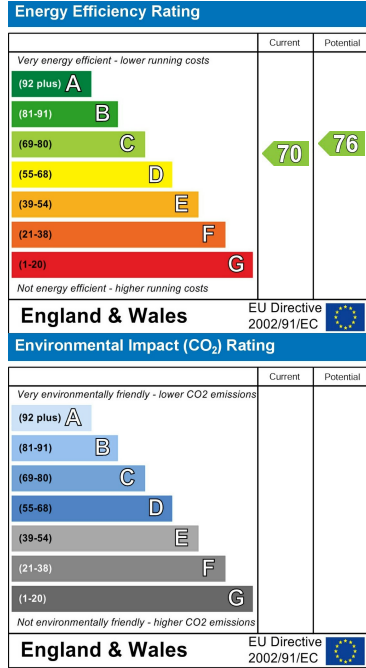
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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