



51 High Street, Braithwell, Rotherham, S66 7AW

**Price Guide £180,000**

\*\*\*GUIDE PRICE £180,000- £190,000\*\*\*

Offered to the market with NO CHAIN!

Situated in the heart of this beautiful village is this two-bedroom quaint semi-detached property with large garage. Braithwell offers beautiful countryside walks, pubs and local amenities are just a 5 minutes drive away in neighbouring villages. The M18 motorway is also a short drive away for commuters traveling to Sheffield, Doncaster and Rotherham.

The property comprises of an open plan kitchen lounge with log burner, two good sized bedrooms and family bathroom.

Too book a viewing call Merryweathers on 01709813000.

## **PORCH 2'3" x 6'10" (0.7 x 2.1)**

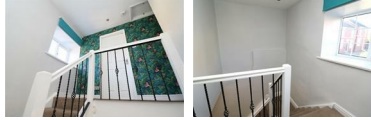
Entrance porch with double glazed windows, door and cold water tap.

## **OPEN PLAN LOUNGE KITCHEN 18'8" x 14'9" (5.69 x 4.50)**



Having a shaker style fitted kitchen with integrated electric oven, electric hob with extractor over. Inset sink with drainer and plumbing for washing machine. Three windows, two radiators and coal burning stove with fan.

## **FIRST FLOOR**



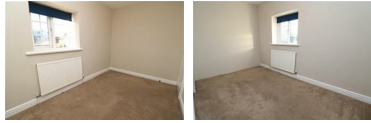
Side facing window.

## **BEDROOM ONE 10'5" x 8'3" (3.20 x 2.52)**



Rear facing window and central heating radiator.

## **BEDROOM TWO 11'1" x 6'8" (3.40 x 2.05)**



Front facing window and central heating radiator.

## **BATHROOM 8'2" x 5'2" (2.49 x 1.60)**



Having a vanity hand basin with LED mirror above, toilet, bath with glass shower screen. Heated towel rail and rear facing.

## **GARAGE 13'5" x 16'8" (4.1 x 5.1)**



Having an electric garage door and lighting.

## **OUTSIDE**



The property has right of way access to the property and garage. (Driveway and rear yard are owned by the neighbouring property.)

## **Material Information**

Council Tax Band B

Tenure Freehold

Property Type - Semi detached

Construction type (If unusual) n/a

Heating Type - gas

Water Supply - mains

Sewage - mains

Gas Type – central heating boiler

Electricity Supply - mains

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 – in garage

Building safety n/a

Restrictions n/a

Rights and easements - shared access of drive and access to rear garage

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 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

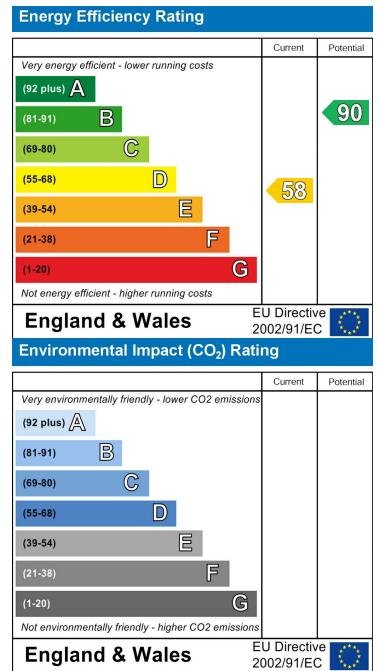


First Floor

# 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

