



9 Tiber View, Brinsworth, Rotherham, S60 5EA

Offers Around £170,000

Forming the ideal purchase for the first time buyer is this TWO BEDROOM SEMI DETACHED HOUSE.

The property enjoys a cul-de-sac location off Hadrian Road and is convenient for easy access to Rotherham, Meadowhall and the M1 intersection.

The accommodation is complimented by gas central heating and uPVC double glazing and briefly comprises: side entrance Porch, inner Hall, Lounge, Dining Kitchen, two Bedrooms and Bathroom. There are easily maintainable gardens and a side drive leading to the sectional Garage.

SIDE ENTRANCE PORCH

With uPVC door and window

HALL

KITCHEN 12'4" x 9'1" (3.77 x 2.78)



With fitted base and wall units and contrasting work surfaces. Inset polycarbonate sink set beneath the rear facing uPVC window, cooker recess and electric cooker point, space and plumbing for washing machine. Wall-mounted gas combination boiler and double panelled radiator. uPVC double doors open into the rear garden.

LOUNGE 12'4" x 9'5" (3.77 x 2.89)



The measurement excluding the uPVC front facing box bay window. Period style fireplace surround, double panelled radiator, useful under stairs storage recess and staircase rising to the first floor.

LANDING

With radiator and uPVC window

FRONT BEDROOM 9'11" x 9'2" (3.04 x 2.81)



The measurement excluding the built-in mirrored wardrobes to one wall, radiator and uPVC window

REAR BEDROOM 6'1" x 8'3" (1.86 x 2.54)

With radiator, uPVC window and built-in cupboard

BATHROOM 6'0" x 5'6" (1.83 x 1.7)



With white suite comprising a panelled bath with Triton electric shower and screen, pedestal wash hand basin and W.C. Tiling to the walls and floor, heated towel rail and uPVC opaque window.

OUTSIDE



A concreted side drive with double wrought iron gates leads past the side of the house to the single detached concrete sectional Garage.

To the rear is an enclosed garden with paved patio/seating area and steps rising to a gravelled garden with borders.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 .

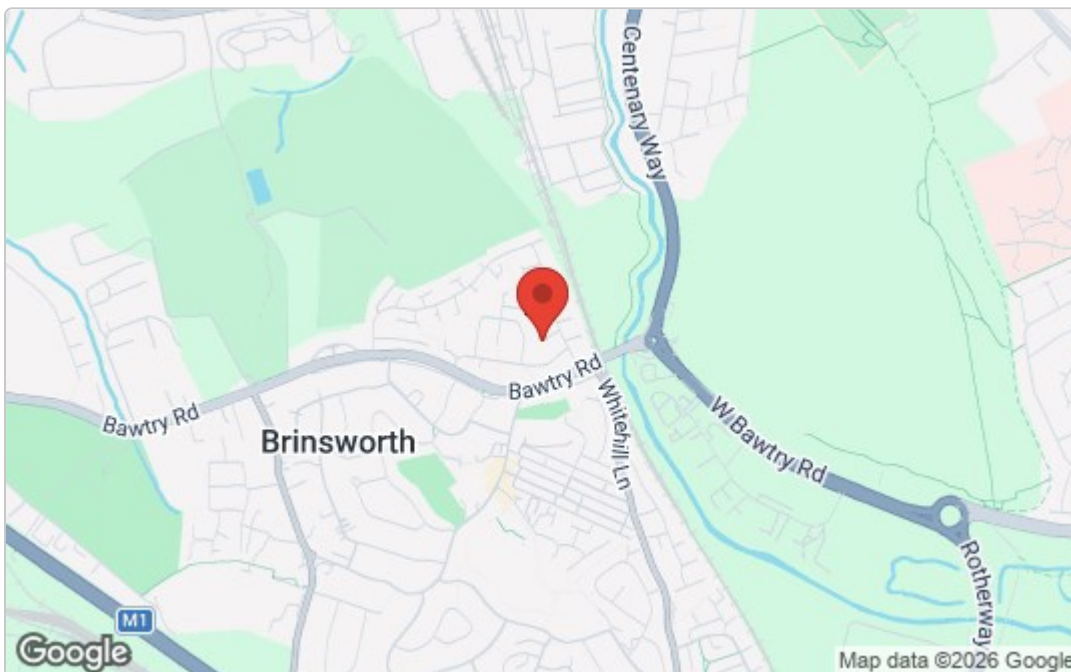
<https://www.groundstability.com/public/web/home.xhtml>

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

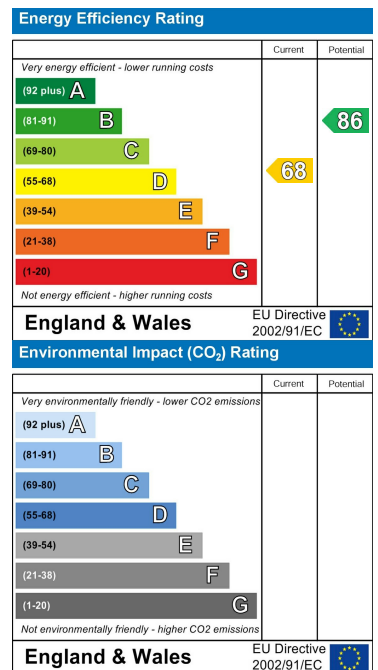
Floor Plan



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.

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