



92 Chaucer Road, Herringthorpe, Rotherham, S65 2LD

Offers Around £225,000

COMPETITELY PRICED. A viewing is recommended of this three bedroomed detached property with modern open plan kitchen/ lounge and bathroom. Open plan breakfast/ kitchen/ lounge, ground floor W.C., first floor three bedrooms and bathroom. Ideal location for local amenities, Schools and transport networks to Rotherham and Sheffield. OFFERED WITH NO VENDOR CHAIN. IMMEDIATE VACANT POSSESSION.

Entrance Hallway



UPVC front door open to hallway with ground floor W.C. storage cupboard, stairs rising to first floor.

Ground Floor W.C.



White suite comprising of low flush W.C, and wash basin. Side UPVC window.

Open Plan Kitchen/ Lounge/ Dining Room 22'7" x 20'11" (6.90m x 6.40m)



Large open plan living with range of modern fitted units, with integrated electric cooker, hob and extractor fan. Complimentary work surfaces, Central island with units, work surfaces and sink unit. Space for washing machine and fridge freezer. Front UPVC window and rear UPVC patio doors open to rear garden. Two gas central heating radiators.

First Floor Landing

Stairs rise to first floor landing with loft access, doors leading to bedrooms and bathroom. Gas central heating radiator.

Bedroom One 14'0" x 11'0" (4.28m x 3.37m)



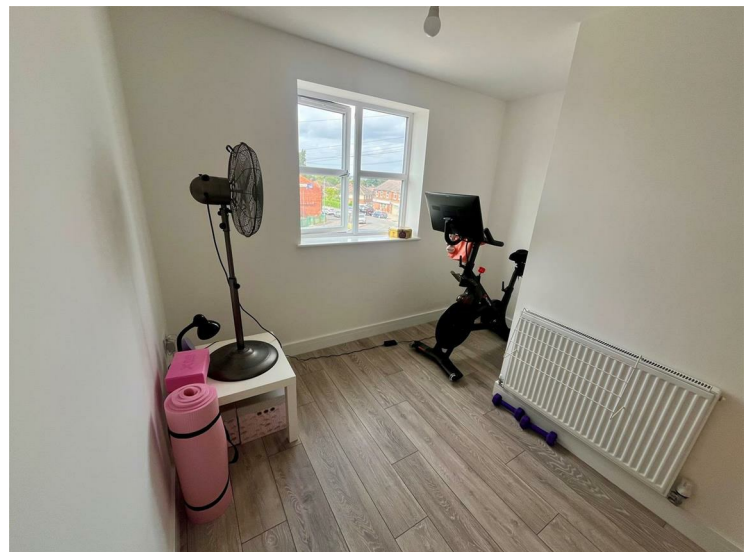
Rear UPVC window and gas central heating radiator.

Bedroom Two 11'4" x 10'5" (3.47m x 3.18m)



Front UPVC window and gas central heating radiator.

Bedroom Three 10'1" x 8'2" (3.08m x 2.51m)



Front UPVC window and gas central heating radiator.

Bathroom 8'0" m x 6'5" (2.44 m x 1.96m)



Modern suite with low flush W.C. wash basin and screening to walk in shower cubicle with rainfall shower. Splashback tiling. Heated towel rail and rear UPVC window.

Outside



Walled Front courtyard with frontal access, side pathway leads to rear, second side garden with shrubs and fencing. Rear enclosed garden with fencing and gated access leading to parking area, with allocated parking area.

Material Information

Council Tax Band C

Tenure Freehold

Property Type THREE BEDROOMED 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: Rear parking area.

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

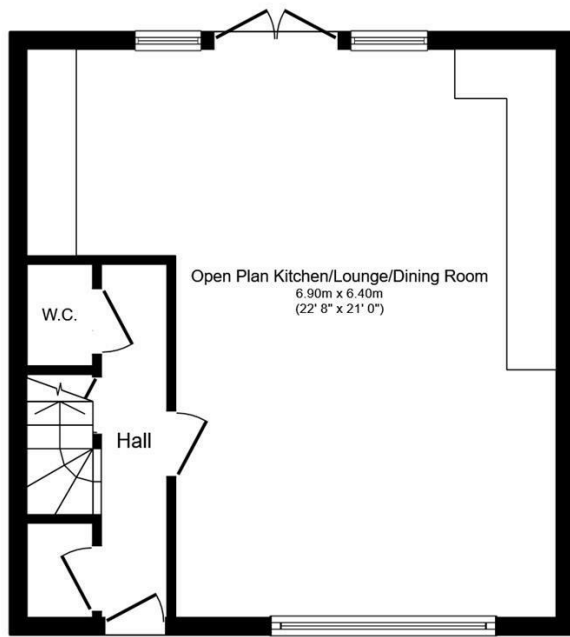
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

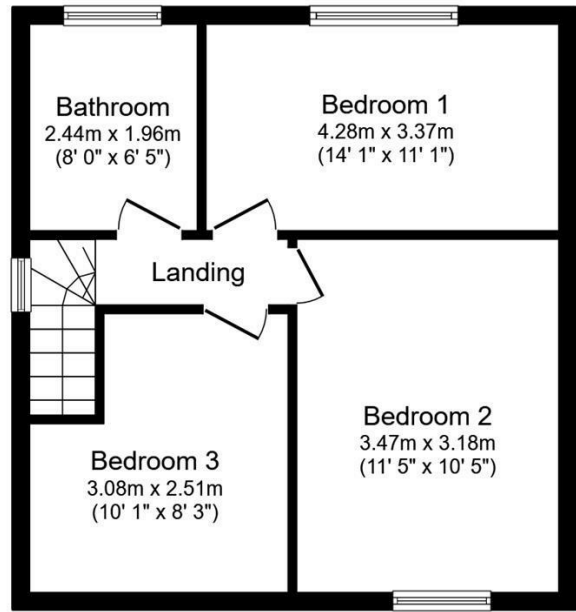
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

Floor area 44.2 sq.m. (475 sq.ft.)



First Floor

Floor area 44.2 sq.m. (475 sq.ft.)

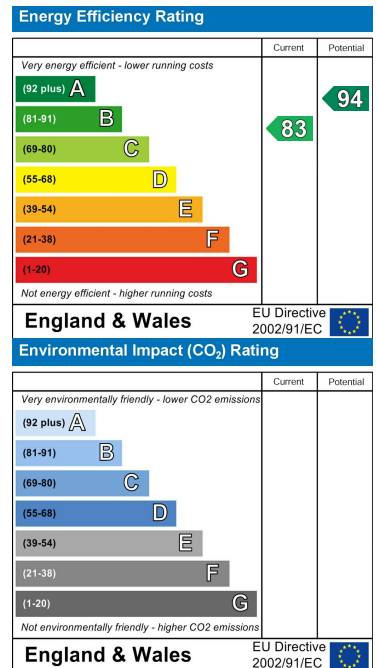
TOTAL: 88.3 sq.m. (951 sq.ft.)

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



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

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

