



77 Oakwood Grove, Rotherham, S60 3ES

**£225,000**

A TRADITIONAL DOUBLE BAYED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offering spacious accommodation complemented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND AN 11 METRE ATTACHED BRICK GARAGE.

The accommodation comprises: Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms and Bathroom. There are lawned front and rear gardens and drive to the Garage.

The property is located off Broom Lane, being only a moments drive from the Town Centre.

## HALL

With uPVC door and radiator

## LOUNGE 11'9" x 11'9" (3.6m x 3.6m)



The measurement excluding the front facing uPVC bay window. Fireplace surround and gas fire, radiator

## DINING ROOM 11'1" x 11'5" (3.4m x 3.5m)



The measurement excluding the rear facing uPVC bay window with radiator beneath, wall mounted gas fire

## KITCHEN 6'6" x 11'5" (2m x 3.5m)



With base and wall units and contrasting work surfaces and inset stainless steel sink. Gas cooker point, chromed radiator, rear facing uPVC window and under stairs Pantry. A glazed uPVC door opens into the Garage

## LANDING

With side facing uPVC window

## FRONT BEDROOM 10'5" x 11'9" (3.2m x 3.6m)



The measurement excluding the uPVC bay window, radiator and built-in wardrobes

## REAR BEDROOM 11'1" x 11'9" (3.4m x 3.6m)



With radiator and uPVC window

## FRONT BEDROOM 5'10" x 6'6" (1.8m x 2m)



With radiator and uPVC window

## **SHOWER ROOM 6'6" x 8'6" (2m x 2.6m)**



With shower cubicle, vanity wash basin and W.C. Heated towel rail and radiator, extractor fan and uPVC opaque window

## **OUTSIDE**

A paved driveway leads past the lawned front garden set behind a privet hedge to the Garage. To the rear is an enclosed lawned garden with greenhouse and timber shed

## **GARAGE 36'8" x 9'10" (11.2m x 3m)**

With electrically operated remote door. 'Vaillant' gas combi boiler and plumbing for washing machine.

## **MATERIAL INFORMATION**

Council Tax Band - C

Tenure - Freehold

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 - Drive and 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

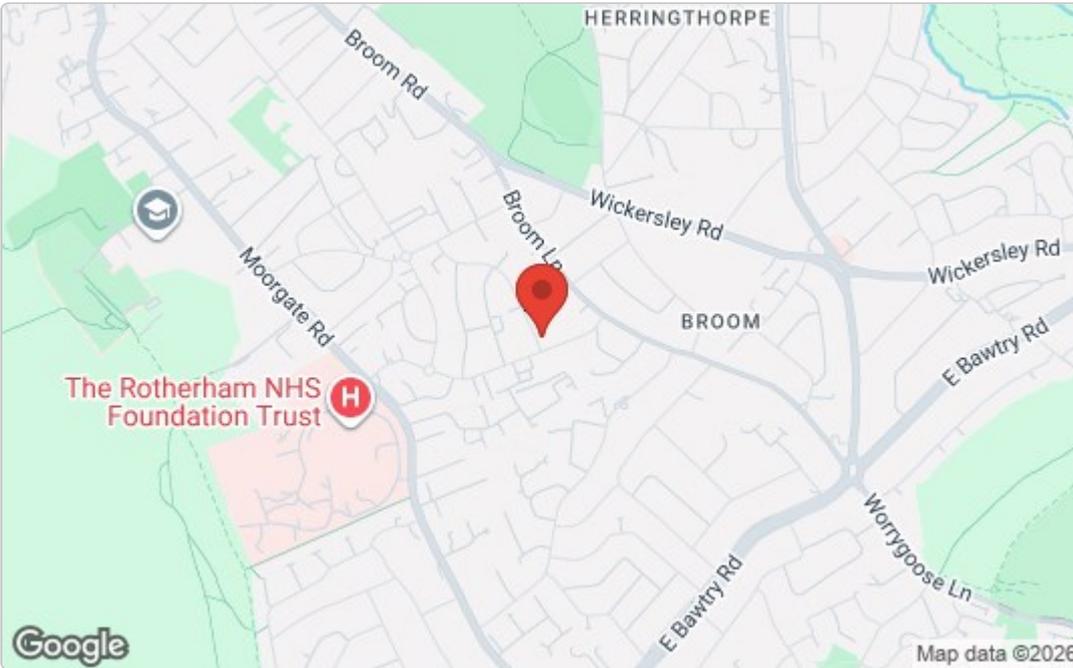
All buyers are advised to check the Coal Authority website to gain more information on if this property is

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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