



10 The Wellway, Sunnyside, Rotherham, S66 3QX

£220,000

A THREE BEDROOM END TERRACED HOUSE which has undergone a recent comprehensive course of improvement and modernisation and is now nearing completion.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, NEWLY INSTALLED KITCHEN AND BATHROOM AND A SUBSTANTIAL 11.6M X 5.5M DETACHED BRICK GARAGE/WORKSHOP SUITABLE FOR A VARIETY OF USES.

Conveniently placed for local schools and shops whilst both neighbouring Wickersley and the M18 intersection are within 5 minutes drive.

HALL

With composite door, radiator and laminate flooring

LOUNGE 13'5" x 13'1" (4.1 x 4)

With front facing uPVC bow window, radiator and laminate flooring

KITCHEN 16'8" x 10'5" (5.1 x 3.2)



Having a range of newly installed units incorporating and inset stainless steel sink, integrated gas hob and electric oven with high level extractor hood, pull-out pan cupboard. Tiled floor and radiator. uPVC double doors open into the rear garden. Cupboard housing the 'Glow-worm' gas boiler.

CLOAKROOM 5'2" x 2'9" (1.6 x 0.85)

With W.C. and uPVC opaque window

LANDING

With side facing uPVC window

FRONT BEDROOM ONE 8'1" x 13'1" (2.47 x 4)



With radiator and uPVC window

REAR BEDROOM 10'9" x 10'5" (3.3 x 3.2)



With uPVC window and radiator

BEDROOM THREE 12'10" x 12'11" (maximum measurements) (3.92 x 3.94 (maximum measurements))

With uPVC window and radiator

BATHROOM 9'2" x 7'5" (2.8 x 2.27)

With newly installed suite comprising an oversize walk-in tiled shower enclosure with overhead drench shower. His and hers vanity wash basins with cabinets beneath, W.C. Radiator/heated towel rail and uPVC opaque window

OUTSIDE

GARAGE 38'0" x 18'0" (11.6 x 5.5)



The Garage lends itself to a variety of uses with the potential to utilise the upper floor

MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type End Terrace 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 On street parking

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

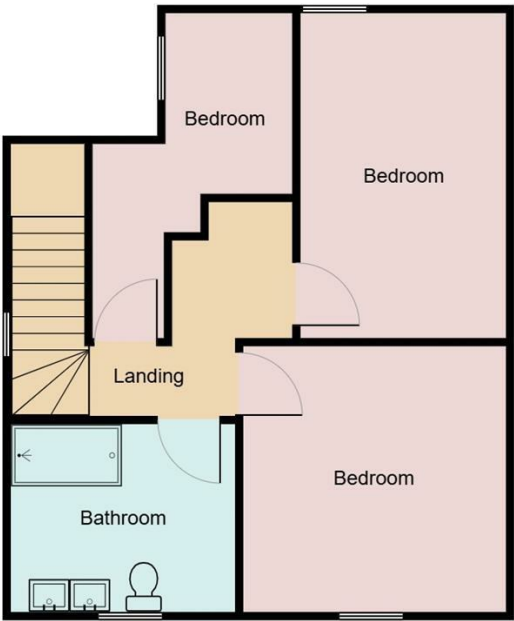
Accessibility features N/A

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>

Floor Plan

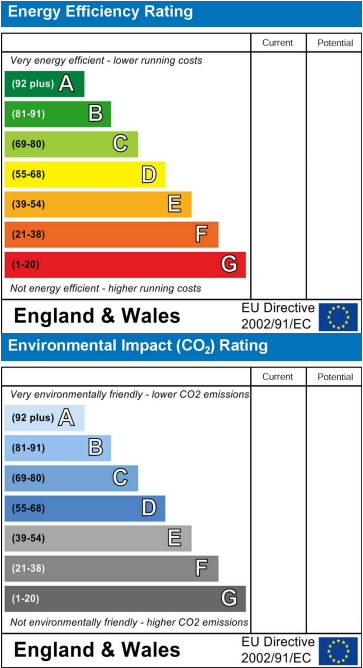


Area Map



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Energy Efficiency Graph



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