



24 Admirals Crest, Scholes, Rotherham, S61 2SW

Asking Price £315,000

Presenting an immaculate detached bungalow for sale, promising an ideal blend of privacy, comfort, and convenience. This remarkable property, located in a highly sought-after location, overlooking Keppel's Column which boasts historical features and is surrounded by abundant green spaces. For those who relish the outdoors, there are delightful walking routes right at your doorstep.

In conclusion, this bungalow is an exceptional property, offering a unique blend of lifestyle benefits. Its immaculate condition combined with its attractive location and internal features make it a truly desirable residence.

Entrance Hallway

Having a double glazed door and a radiator.

Lounge



Having a double glazed window, an electric fire with surround and a radiator.

Dining Area



Having a radiator and doors leading to the conservatory.

Conservatory



Having a door into the rear garden and a radiator.

Kitchen



Having a double glazed window, a range of wall and base units with a sink, hob and oven, space for a washing machine and fridge freezer, tiled to splash back areas.

Bathroom



Having a bath with a mobility door, low flush w.c, hand wash basin, radiator, double glazed window, part tiling and a storage cupboard housing the boiler.

Bedroom



Double glazed window and a radiator.

Bedroom



Double glazed window and a radiator.

Bedroom



Double glazed window and a radiator.

Outside



To the front of the property is a lawned garden, with a resin driveway leading to a garage. The garage has an electric door, with power and light. There is a workshop attached to the garage making it a useful hobby room. To the rear of the property is a lawned garden area.

Solar Panels

Solar Panels are fitted on the roof. For further details please contact the office.

Material Information

Council Tax Band D

Tenure Freehold

Property Type Detached Bungalow

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 driveway 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>

Floor Plan



Approximate Floor Area
863 sq. ft
(80.19 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

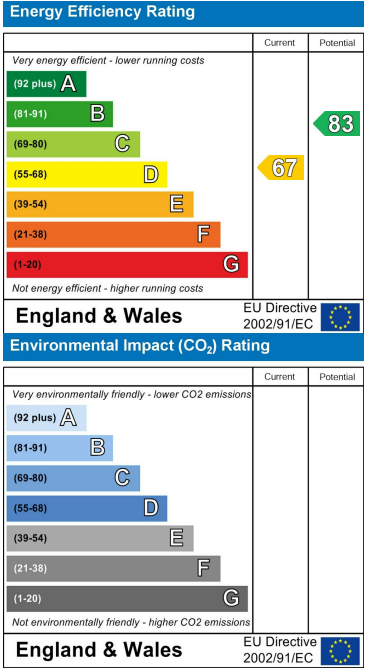
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Area Map



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Energy Efficiency Graph



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