



5 West End Terrace, New Rossington, Doncaster, DN11 0ND

**Guide Price £140,000**

\*\*\* GUIDE PRICE £140,000 - £145,000 \*\*\*

MOTIVATED SELLER, NO VENDOR CHAIN

Situated to be nearby to local amenities is this three bedroom mid terrace property offered with no onward chain. Ideally suiting the family purchaser or investor alike, the property is ideally situated for the commuter with the M18 within easy reach.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - B

Tenure - Leasehold

Property Type - Terraced

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 - Allocated

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.

## Leasehold

Date : 14 December 2007

Term : 155 years from 1 August 2006

Parties : (1) BDW Trading Limited

## Entrance

With entrance door giving access, with door leading to the lounge.

## Downstairs WC

With low flush WC, wash hand basing and opaque window with central heating radiator.

## Lounge 15'0" x 17'7" (4.59 x 5.38m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

## Dining Kitchen 9'1" x 14'11" (2.78 x 4.55m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above

## En Suite

With a three piece suite comprising of a shower cubicle with shower above, pedestal hand wash basin and low flush WC.

## Bedroom One 8'5" x 12'0" (2.57 x 3.68m)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### Bedroom Two 8'5" x 10'5" (2.57 x 3.19m)



With a rear facing upvc window and central heating radiator with fitted storage.

### Bedroom Three 8'8" x 6'3" (2.65 x 1.92m)



With a front facing upvc window central heating radiator, with fitted storage.

### Bathroom



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External



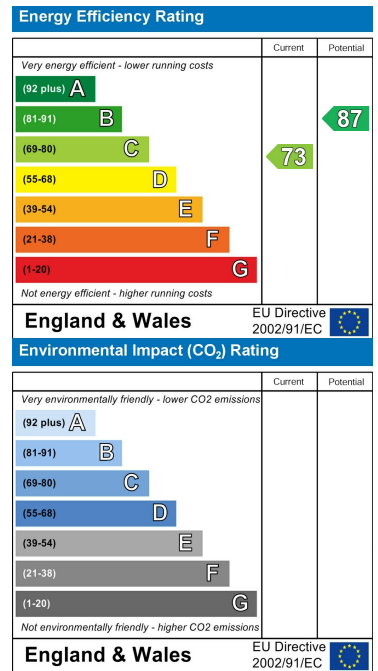
To the front is a small garden whilst to the rear is a low maintenance rear yard. There is allocated off street parking available.

# 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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