



11 East Vale Drive, Thrybergh, Rotherham, S65 4HS

**Price Guide £160,000**

\*\*\* GUIDE PRICE £160,000- £170,000 \*\*\*

Offered for sale in this popular area of Thrybergh is this three bedroom semi detached home, ideal for a variety of purchasers. The accommodation comprises of an entrance hall, kitchen, lounge and dining room, three bedrooms and a bathroom. Property is sold with No Forward Chain.

### Entrance Porch



Property is accessed via a double glazed door, laminate flooring and a wall mounted radiator.

### Lounge 12'0" x 11'10" (3.66 x 3.63)



Having a double glazed bay window, a radiator and a feature fireplace with gas fire.

### Dining Room 10'5" x 8'2" (3.20 x 2.49)



Having a rear facing window and a radiator.

### Kitchen 10'9" x 8'2" (3.30 x 2.51)



Having a range of wall and base units with a 1.5 sink unit, space for a cooker, fridge freezer and washing machine, storage cupboard housing a boiler. Having a double glazed window and door into the rear garden.

### First Floor Landing

Having a double glazed window.

### Bedroom One 12'1" x 11'0" (3.69 x 3.36)



Having a double glazed window and a radiator.

### Bedroom Two 10'0" x 7'8" (3.05 x 2.35)



Having a double glazed window, radiator and a fitted wardrobe.

### Bedroom Three 9'1" x 6'11" (2.79 x 2.13)



Having a double glazed window and a radiator.

### Bathroom 7'10" x 5'10" (2.39 x 1.79)



Having a panelled bath with shower screen and shower, hand wash basin and low level w.c in built in vanity unit, heated towel rail with two double glazed windows.

### Outside



To the front of the property is a block paved driveway leading to the garage. To the rear of the property is a low maintenance garden which benefits a lawned garden area and an area for garden seating.

### Material Information

Council Tax Band A  
Tenure Freehold  
Property Type Semi-detached House  
Construction type Non Standard Construction  
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

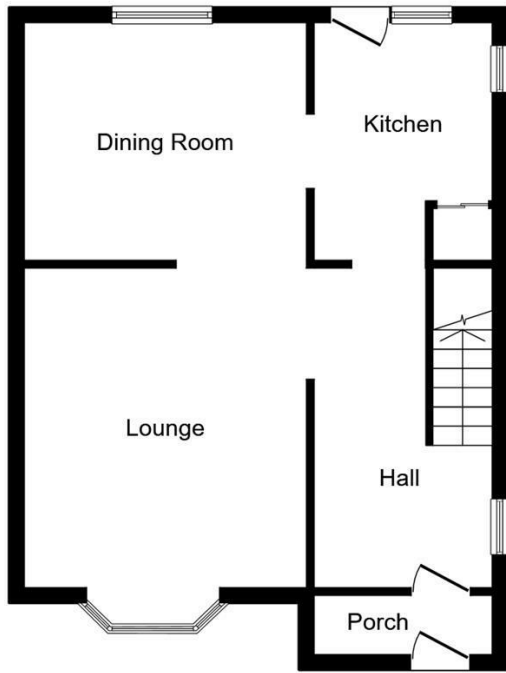
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

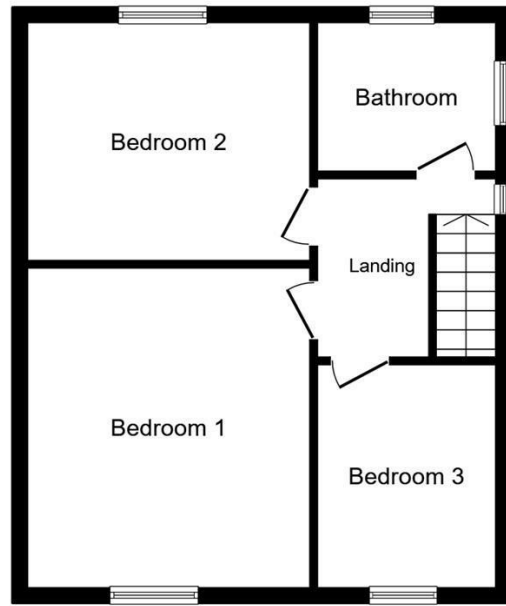
<https://www.groundstability.com/public/web/home.xhtml>

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

## Floor Plan



Ground Floor



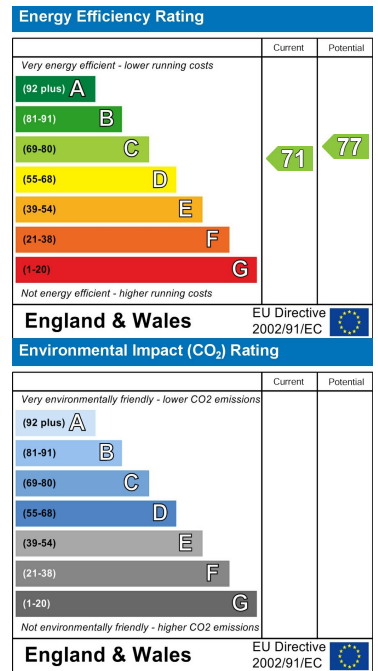
First Floor

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.

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