



53 Thorogate, Rawmarsh, Rotherham, S62 7HN

**Guide Price £235,000**

Occupying this enviable corner plot within this sought after location is this well appointed three bedroom detached bungalow. The property itself hosts a dining kitchen, good size lounge and modern shower room suite. There are two separate driveways with detached garage with off road parking for a number of vehicles. Sold with no onward chain, the property is within walking distance of the open spaces of Rosehill Victoria Park with bus services immediately available.

## 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 - D

Tenure - Freehold

Property Type - Detached

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

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.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hallway



With a front facing upvc entrance door, central heating radiator and useful storage cupboard.

## Lounge 10'11" x 14'2" (3.33 x 4.33m)



Pleasant dual aspect reception room with patio doors entering the rear garden.

## Dining Kitchen 14'7" x 10'11" (4.45 x 3.34m)



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 separate split level electric oven. With side entrance door and adjoining dining area.

## Master Bedroom 12'5" x 7'11" (3.79 x 2.42m)



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

### Bedroom Two 9'10" x 9'1" (3.02 x 2.79m)



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

### Bedroom Three 10'11" x 8'2" (3.35 x 2.50m)



With a side facing upvc window, central heating radiator and range of fitted wardrobes.

### Shower Room 6'9" x 6'9" (2.07 x 2.07m)



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

### Garage

Single brick built garage, secured by an up and over door preceded by a driveway providing off road parking.

### External

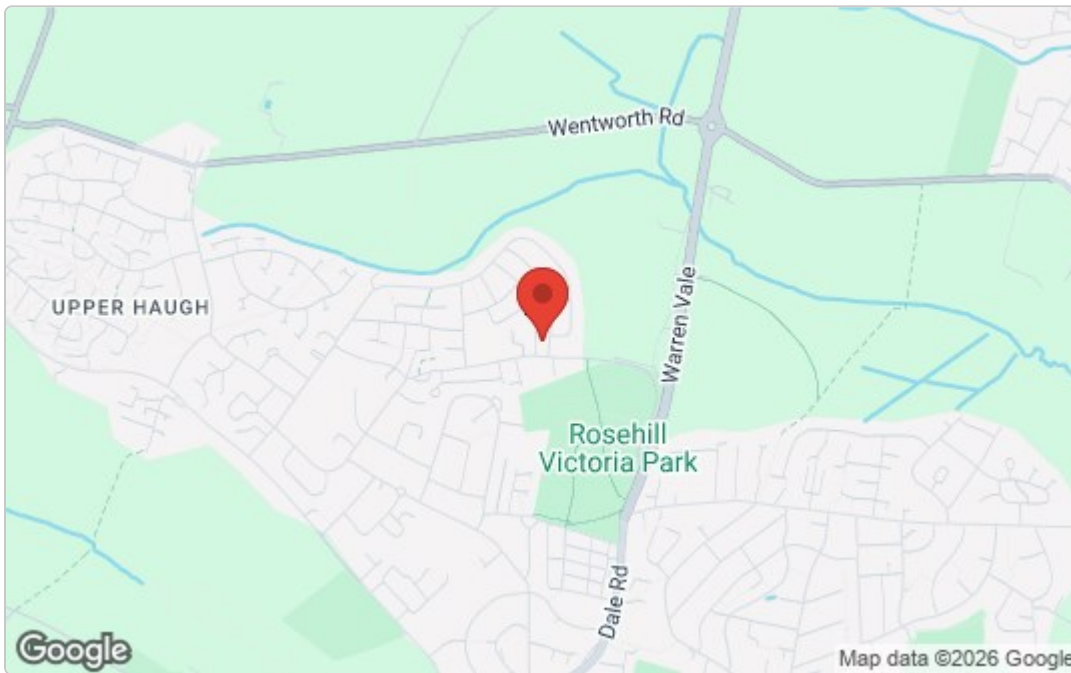


This excellent sized corner plot property, is surrounded by small laid to lawn gardens, but majority low maintenance flagged paving. With off road parking to the front and rear, with separate driveways there is off road parking for a number of vehicles.

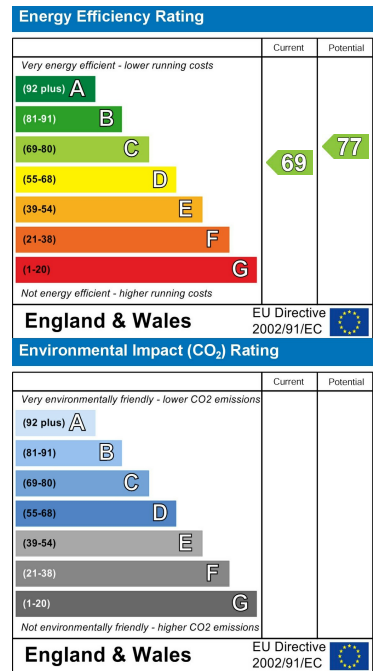
## Floor Plan



## 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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