



39 Newman Road, Spinneyfield, Rotherham, South Yorkshire, S60 3JB

**Offers In The Region Of £230,000**

A spacious three bedroom semi detached house, in need of upgrading and offered for sale with no upward chain.

The property enjoys a sought-after location close to both Rotherham Hospital, the Town Centre and the M1 intersection. The accommodation, which has gas central heating and uPVC double glazing, briefly comprises: Entrance Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms and Bathroom.

A drive provides ample parking for several vehicles and leads to the detached brick Garage.

## ENTRANCE HALL 15'5" x 6'6" (4.7m x 2m)



With uPVC front door and side facing window, radiator and small under stairs cupboard

## LOUNGE 13'5" x 13'1" (4.09m x 4m)



With bow window and radiator beneath. Fireplace surround and gas fire. Double doors open into the Dining Room

## DINING ROOM 13'1" x 11'5" (4m x 3.5m)



With radiator and sliding patio door opening into the rear garden

## KITCHEN 9'7" x 9'8" (2.94m x 2.95m)



With fitted base and wall cupboards, built-in electric hob and double oven. Plumbing for washing machine, Rear facing window. Built-in cupboard and under stairs Pantry. Side entrance door.

## LANDING

With side facing window

## FRONT BEDROOM ONE 11'10" x 13'1" (3.62m x 4m)



With wardrobes running the length of one wall and radiator

## REAR BEDROOM TWO 12'5" x 11'5" (3.81m x 3.5m)



With radiator and built-in cupboard

## FRONT BEDROOM THREE 7'9" x 9'10" (2.38m x 3m)



With radiator and built-in cupboard

## BATHROOM 8'0" x 5'4" (2.46m x 1.64m)



Having a panelled bath, wash basin and W.C.. Cupboard housing the gas combination boiler.

## OUTSIDE



A block paved drive leads past the house to the DETACHED BRICK GARAGE. To the rear is a lawned garden.

## MATERIAL INFORMATION

Council Tax Band: C

Tenure: Freehold

Property Type: Semi detached House

Construction type Brick

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: Drive 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 conveyancing solicitor.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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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