



23 Louden Road, Scholes, Rotherham, S61 2SU

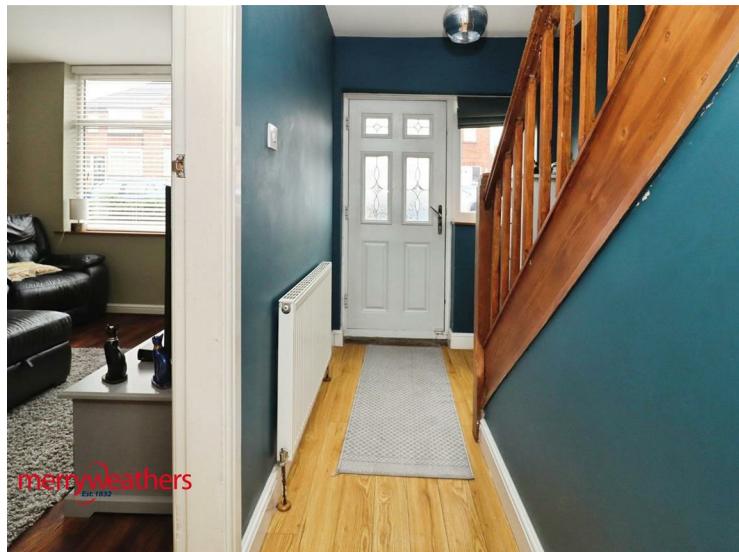
£229,950

An EXTENDED THREE BEDROOM SEMI DETACHED HOUSE DIRECTLY ADJOINING FIELDS AND ENJOYING VIEWS TOWARDS WENTWORTH.

The property offers GAS CENTRAL HEATING FROM A NEWLY INSTALLED BOILER, uPVC DOUBLE GLAZING AND A FULL WIDTH GROUND FLOOR KITCHEN EXTENSION.

The accommodation comprises: Hall, bay windowed Lounge, extended open plan Kitchen/Diner, Utility Room, Cloakroom, three Bedrooms and family Bathroom. There are gardens to front and rear with drive and small Garage.

ENTRANCE HALL



With uPVC door and window, radiator and laminate flooring.

LOUNGE 12'1" x 10'2" (3.7 x 3.1)



With front facing uPVC bay window and radiator

EXTENDED KITCHEN/DINER 16'4" x 10'9" (5 x 3.3)



Re-fitted with an extensive range of base and wall units with 'butchers block' effect work surfaces and 'Belfast' sink, integrated dishwasher, fridge/freezer and gas range with extractor hood. Central island/breakfast bar with base units. Built-in Pantry, three radiators and uPVC double doors and windows open directly onto the rear raised decked patio/seating area. Two additional 'Velux' windows.

UTILITY ROOM 8'2" x 5'10" (2.5 x 1.8)

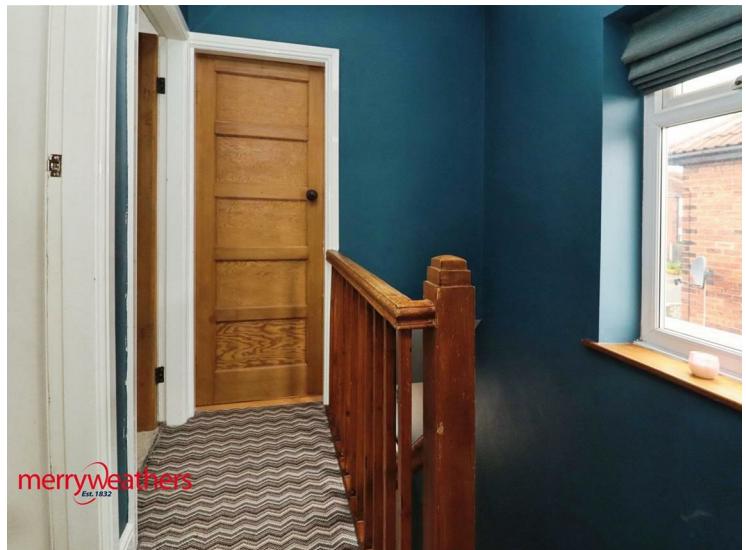


With uPVC door, radiator and space and plumbing for washing machine. Wall-mounted newly installed 'Worcester' gas boiler.

CLOAKROOM

With W.C. vanity wash basin and radiator

FIRST FLOOR LANDING



With side facing uPVC window

REAR BEDROOM ONE 11'1" x 10'5" (3.4 x 3.2)



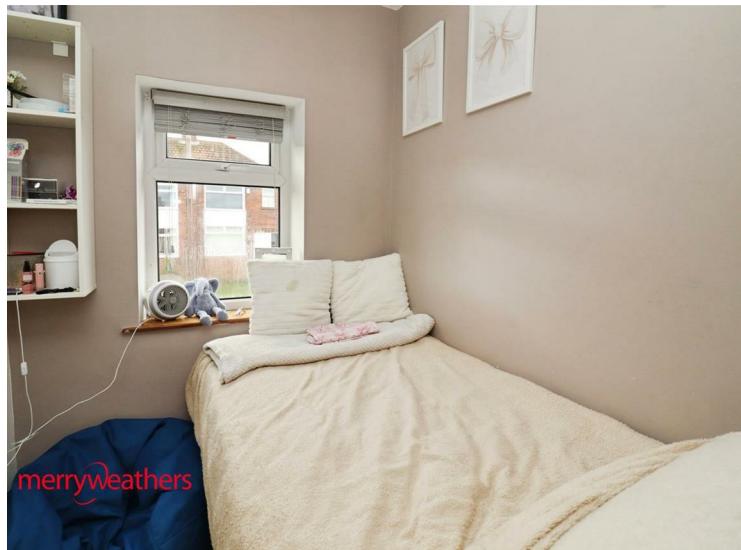
With radiator and uPVC window enjoying far-reaching views

FRONT BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)



With uPVC bay window and radiator

FRONT BEDROOM THREE 6'6" x 5'6" (2 x 1.7)



With uPVC window and radiator

BATHROOM 6'6" x 5'6" (2 x 1.7)



With modern white suite comprising a panelled bath with shower, W.C. and wash basin. Tiling to the walls and floor, heated towel rail and uPVC opaque window.

OUTSIDE



To the front is a double width block paved hardstanding whilst to the rear is a raised wrap round decked patio/seating area with steps leading down to the garden

GARAGE 12'1" x 6'2" (3.7 x 1.9)

MATERIAL INFORMATION

Council Tax Band - C

Tenure - Freehold

Property Type - Semi Detached house

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 - 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

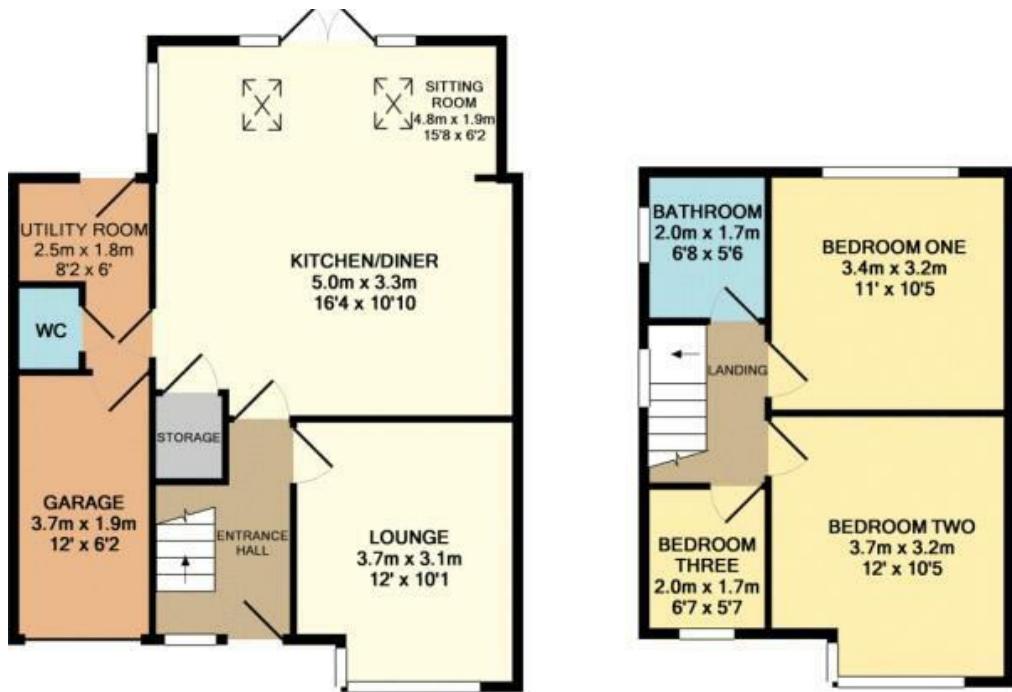
Coal mining area South Yorkshire is a mining area

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



GROUND FLOOR
APPROX. FLOOR
AREA 54.2 SQ.M.
(583 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.2 SQ.M.
(357 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.4 SQ.M. (940 SQ.FT.)

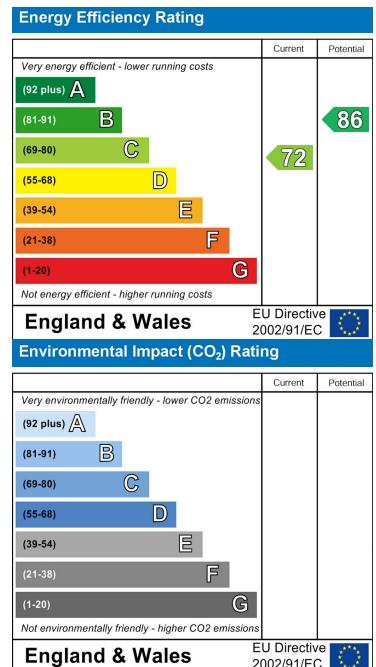
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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