



3 March Flatts Villas March Flatts Road, Thrybergh, Rotherham, S65 4HJ

Offers In The Region Of £160,000

With spectacular views to rear. A viewing is recommended of this recently decorated two bed roomed mid town house with newly fitted kitchen, modern bathroom and recently fitted flooring. Comprising of modern kitchen units, newly fitted electric oven, gas hob and extractor fan. Downstairs W.C. Newly carpeted hallway, stairs and bedrooms. New flooring to kitchen, lounge/ dining room, W.C. and bathroom. Parking to front. Rear enclosed garden mainly laid to lawn with spectacular field views to rear. Situated within the suburb of Thrybergh with access to local amenities, Schools and transport networks to Rotherham and Sheffield.

Entrance Hallway



With stairs rising to first floor, ground floor W.C. Central heating radiator. Doors open to lounge and kitchen

Kitchen 10'10" x 6'2" (3.31m x 1.88)



Recently fitted with Modern base and wall units, granite worktops and splashbacks.. Newly fitted integrated electric oven, gas hob , extractor fan and sink unit. Front UPVC window. Gas central heating radiator. Space for washing machine and fridge/freezer. New flooring.

Ground Floor W.C. 6'3" x 2'11" (1.91m x 0.89m)



Modern suite with low flush W.C. wash hand basin and front UPVC window.

Open Plan Lounge/ Dining area 17'5" x 13'3" (5.32m x 4.05m)



With rear UPVC double glazed Patio doors overlooking garden and fields beyond. UPVC double glazed windows. Gas central heating radiator and laminate flooring.

FIRST FLOOR

Stairs rise to first floor landing with gas central heating radiator. Access to partially boarded loft with loft ladder and lighting. Doors open to two bedrooms and bathroom. New carpets.

Bedroom One 13'3" x 10'0" (4.04m x 3.07m)



Large Carpetted bedroom. UPVC window and gas central heating radiator.

Bedroom Two 13'3" x 10'6" (4.06m x 3.22m)



Large carpeted bedroom UPVC window, field view and gas central heating radiator. Storage cupboard.

Bathroom 8'11" x 5'7" (2.73m x 1.71m)



Comprising of suite in white, comprising of bath, sink and low flush W.C. Partial tiling and heated towel rail.

Outside



Front driveway and path leads to front door. Rear enclosed garden with fencing and borders. Mainly laid to lawn with patio area and spectacular views overlooking fields.

Material Information

Council Tax Band A

Tenure Freehold

Property Type TWO BEDROOMED MID TOWN HOUSE

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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

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

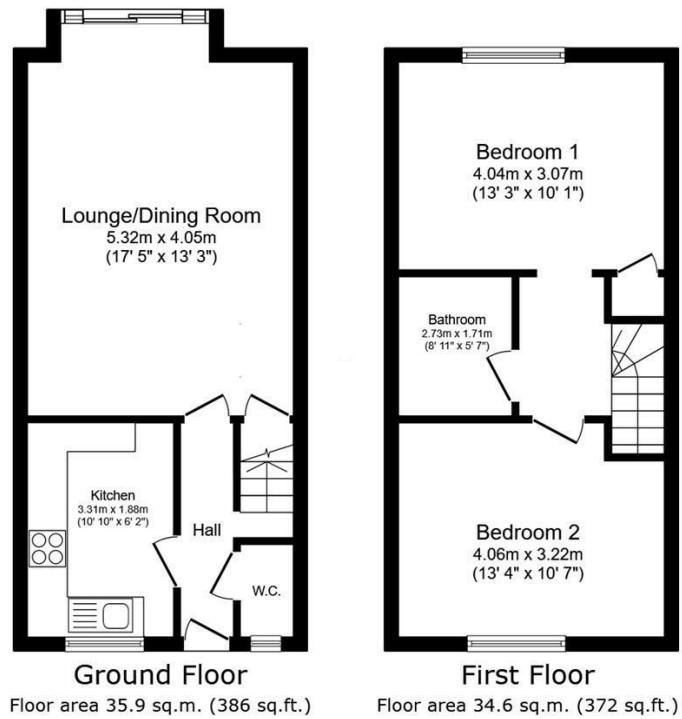
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

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

Floor Plan



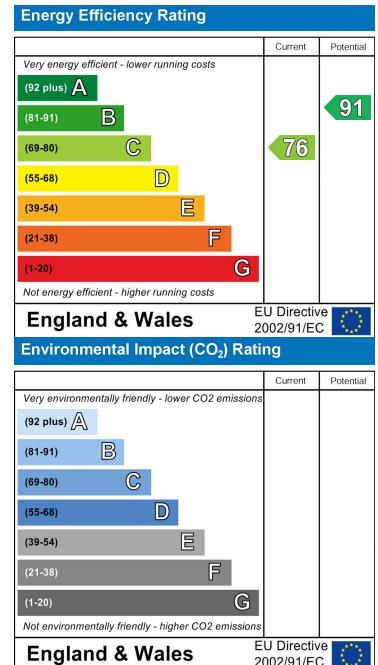
Total floor area: 70.4 sq.m. (758 sq.ft.)

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

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