



44 Clifton Avenue, Clifton, Rotherham, S65 2QA

**Price Guide £110,000**

\*\*\* GUIDE PRICE £110,000 TO £120,000 \*\*\*

A TWO BEDROOM MID TERRACED HOUSE, WITH TWO-STORY REAR EXTENSION, BACKING ONTO HERRINGTHORPE PLAYING FIELDS AND FORMING THE IDEAL PURCHASE FOR THE FIRST-TIME BUYER. The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND PARKING ON BOTH CLIFTON AVENUE AND BADSLEY MOOR LANE. The accommodation comprises: Lounge, inner Lobby, Dining Room with Cellar leading off, fitted Kitchen, two Bedrooms and Shower Room with additional W.C. Conveniently located, being only a moments drive from the Town Centre and extremely accessible for the local Shops and Schools to be found in Clifton.

**LOUNGE 11'5" x 11'10" (3.5 x 3.63)**



With uPVC front door and window, radiator

**INNER LOBBY**

With staircase

**DINING ROOM 11'5" x 13'6" (3.5 x 4.13)**



With radiator, rear facing uPVC window and Cellar off

**CELLAR 11'5" x 11'10" (3.5 x 3.63)**

With radiator

**KITCHEN 6'10" x 11'6" (2.09 x 3.52)**



With light Oak finish base and wall units and inset stainless steel sink below the rear facing uPVC window overlooking Herringthorpe playing fields. Integrated electric halogen hob with oven beneath and high level

extractor hood. Space and plumbing for washing machine, double panelled radiator and uPVC entrance door opening into the rear garden.

**LANDING**



**FRONT BEDROOM 11'5" x 11'10" (3.5 x 3.63)**



With radiator, uPVC window and built-in cupboard

**REAR BEDROOM 8'7" x 13'7" (2.62 x 4.15)**



With radiator and uPVC window with views over the playing fields

## SHOWER ROOM 6'10" x 6'1" (2.1 x 1.86)



Having a shower cubicle, vanity wash basin and W.C. heated towel rail, uPVC opaque window and cupboard housing the 'Worcester' gas boiler

## SEPARATE W.C. 3'10" x 4'11" (1.17 x 1.5)



With W.C. and wash basin, uPVC opaque window.

## OUTSIDE



On-street car parking to the front whilst to the rear is a lawned garden with path leading onto Badsley Moor Lane where there is additional parking

## MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - Mid terraced 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 - On street parking

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.

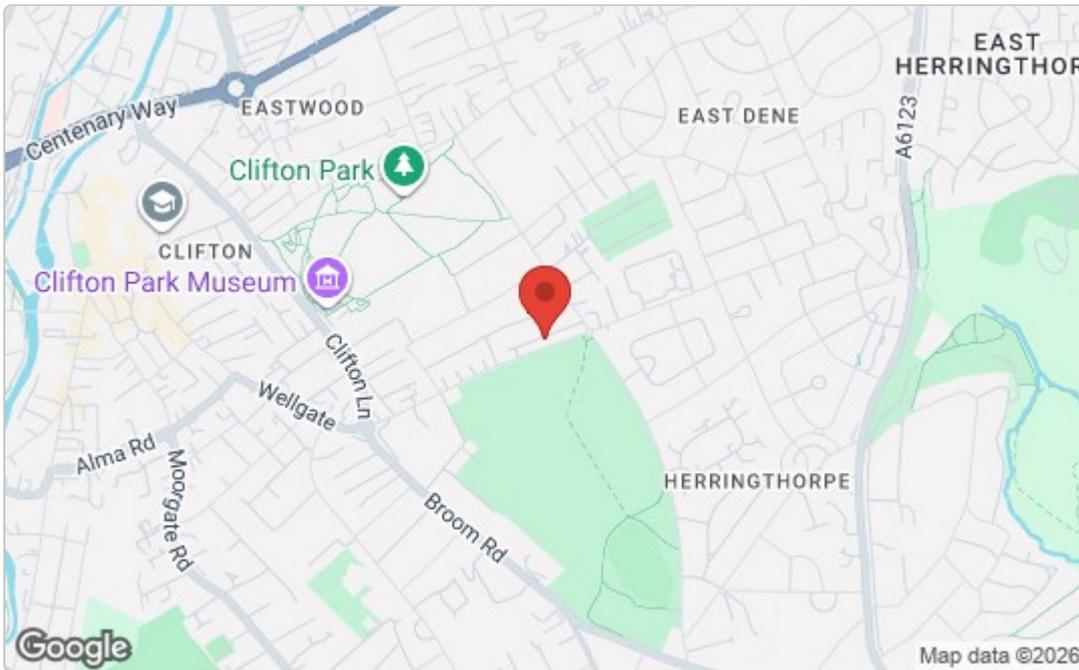
<https://www.groundstability.com/public/web/home.xhtml>

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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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