



6 Poplar Grove, Ravenfield, Rotherham, S65 4LJ

Asking Price £180,000

This two-bedroom semi-detached house is ****for sale**** in Ravenfield, near Rotherham, offering a practical layout with one reception room and one bathroom. The property provides a straightforward arrangement that will appeal to buyers seeking a manageable home in an established residential area.

Situated in Ravenfield, the house benefits from proximity to local amenities in nearby Rotherham. The wider area offers everyday shopping facilities, supermarkets, and services, as well as access to Rotherham town centre for a broader range of retail, leisure, and dining options.

Families will find a choice of primary and secondary schools within a reasonable distance in the Rotherham area, along with parks and open spaces suitable for walking and recreation. Ravenfield and surrounding villages also provide local pubs and cafés, contributing to a convenient community setting.

Public transport is accessible via nearby Rotherham stations, including Rotherham Central, which offers regular rail services to Sheffield, Doncaster, and other regional destinations, typically within 15–25 minutes by train. Bus services operate in and around Ravenfield and Rotherham, providing further connectivity for commuters and those travelling for leisure.

Road links are a key feature of the location, with convenient access by car to the A630 and A631 routes into Rotherham and surrounding towns, and onward connections to the M1 and M18 for regional and national travel.

ENTRANCE PORCH

With uPVC entrance door and windows

LOUNGE 14'7" x 11'10" (4.45 x 3.61)



With front facing uPVC window, radiator and under stairs storage cupboard

KITCHEN/BREAKFAST ROOM 14'7" x 8'3" (4.45 x 2.54)



Having a range of fitted base and wall cupboards with contrasting wood work surfaces and inset sink with monobloc tap. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and rear facing uPVC window with sliding door opening into the Conservatory

CONSERVATORY



Having uPVC windows and door opening into the rear garden

LANDING

With side facing uPVC window and loft access

FRONT BEDROOM 11'7" x 11'5" (3.54 x 3.49)



With radiator and uPVC window

REAR BEDROOM 9'4" x 8'7" (2.87 x 2.64)



With radiator and uPVC window

BATHROOM



Comprising a bath with shower and screen, vanity wash basin and W.C. Heated towel rail, tiling to the walls and floor and uPVC opaque window

OUTSIDE



A concrete drive provides off road parking for several vehicles with lawn to one side. To the rear is an enclosed garden with decked patio and lawn

MATERIAL INFORMATION

Council Tax Band A

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 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>

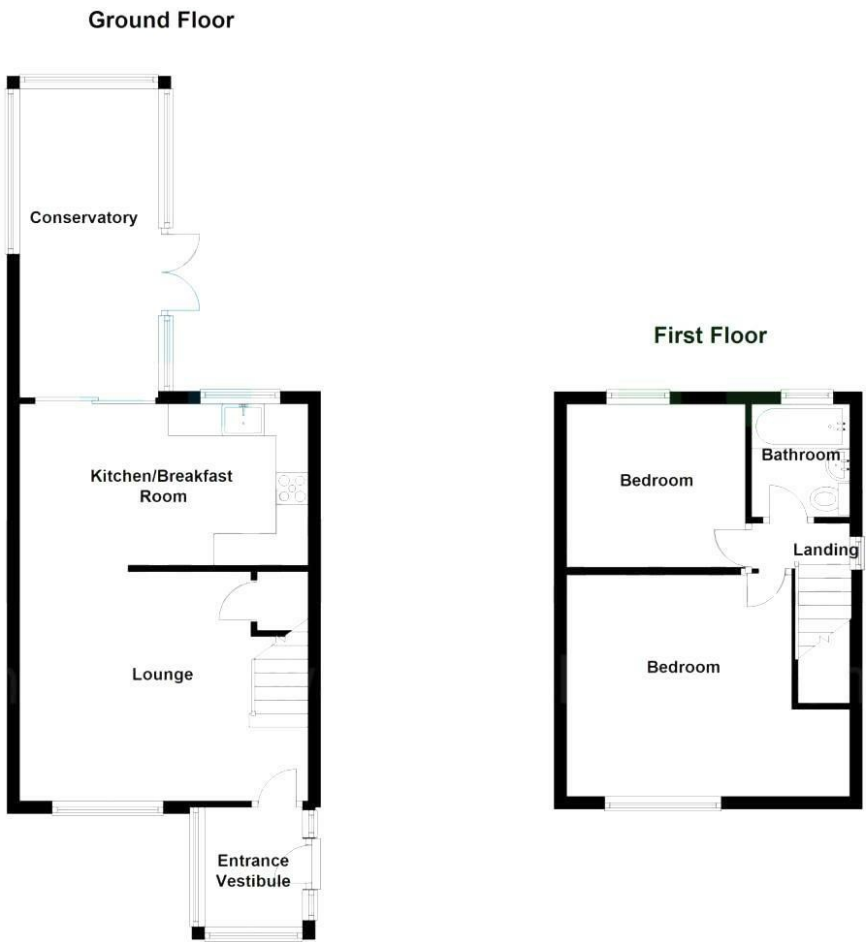
Planning permissions N/A

Accessibility features N/A

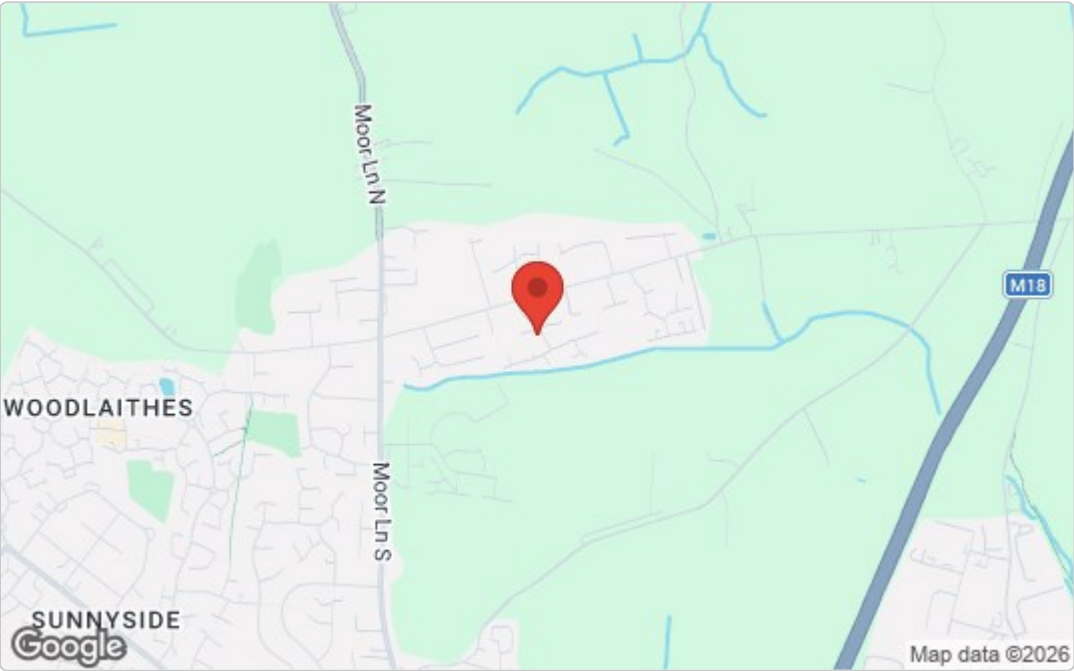
Coal mining area South Yorkshire is a mining area

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>

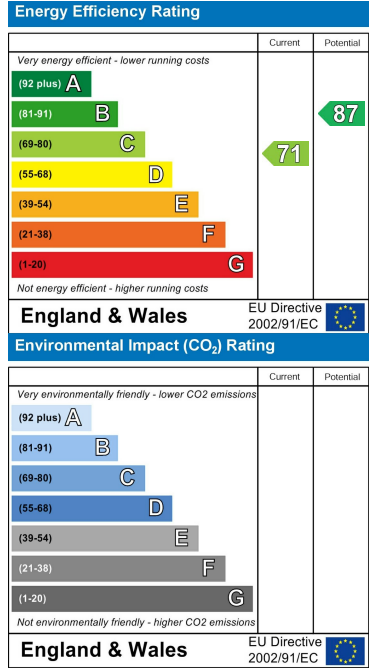
Floor Plan



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

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