



86 Ellis Street, Brinsworth, Rotherham, S60 5DJ

Guide Price £85,000

*** GUIDE PRICE £85,000 - £90,000. This three-bedroom end of terrace property is offered **for sale** in the popular residential area of Brinsworth, Rotherham, and is well suited to both first-time buyers and investors.

The accommodation includes one reception room, a kitchen benefiting from natural light, three bedrooms and a family bathroom. The layout provides a practical living arrangement, with clearly defined spaces for day-to-day family life.

Brinsworth offers a range of local amenities including convenience stores, cafés and takeaways, with further extensive retail and leisure facilities available at nearby Meadowhall. Meadowhall Shopping Centre is a short drive away and provides a wide selection of shops, restaurants and entertainment options.

Families will find a choice of primary and secondary schools within the wider Brinsworth and Rotherham area, along with local parks and green spaces suitable for walking and recreation.

Public transport links are accessible, with Meadowhall Interchange offering rail and tram services to Sheffield, Rotherham, Leeds and beyond. Typical journey times are around 10 minutes to Sheffield and under 15 minutes to Rotherham by train. Regular bus services also operate in the area, providing connections to surrounding districts and town centres.

Entrance Hall

Having a double glazed door.

Lounge 11'10" x 11'5" (3.61 x 3.50)



Having a double glazed window and a radiator.

Dining Room 11'8" x 11'10" (3.58 x 3.63)



Having a double glazed window and a radiator.

Downstairs Bathroom 6'5 x 5'4 (1.96m x 1.63m)



Having a panelled bath, low flush w.c, hand wash basin, tiled floor, radiator and a double glazed window.

Kitchen 11'5" x 6'5" (3.48 x 1.98)



Having a range of wall and base units with a sink unit, gas oven, oven, space for washer, dryer, dishwasher, fridge freezer and radiator.

First Floor Landing

Bedroom One 11'10" x 11'10" (3.61 x 3.61)



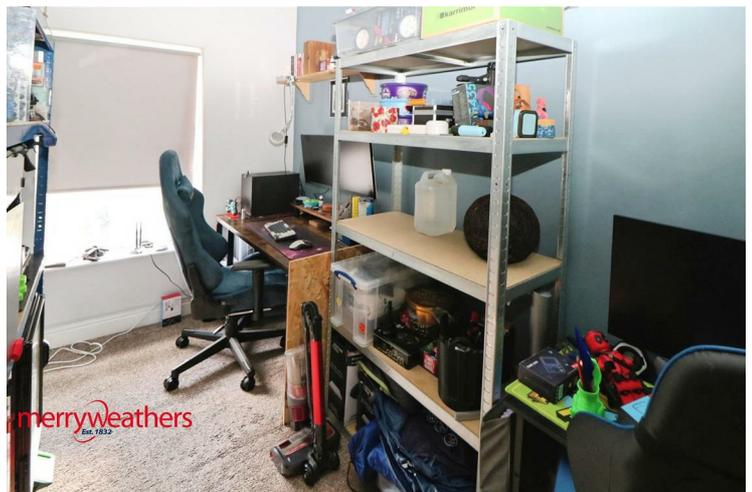
Having a double glazed window and two radiators.

Bedroom Two 11'10" x 11'10" (3.63 x 3.63)



Having a double glazed window and a radiator. Loft access with ladders.

Bedroom Three 11'6" x 6'7" (3.53 x 2.01)



Having a double glazed window and a radiator.

Outside



To the front of the property is a small buffer garden and to the rear is a low maintenance garden area which is enclosed.

Material Information

Council Tax Band A

Tenure Freehold

Property Type terrace 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

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Pls check

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

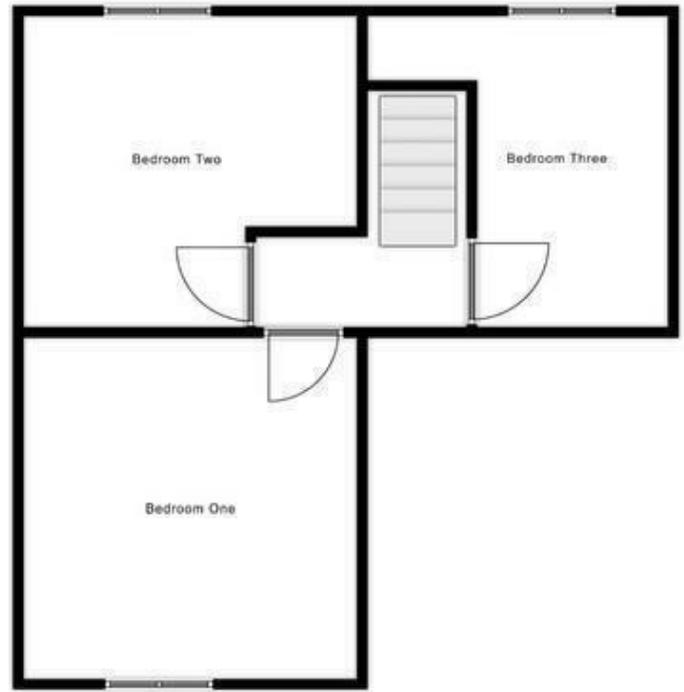
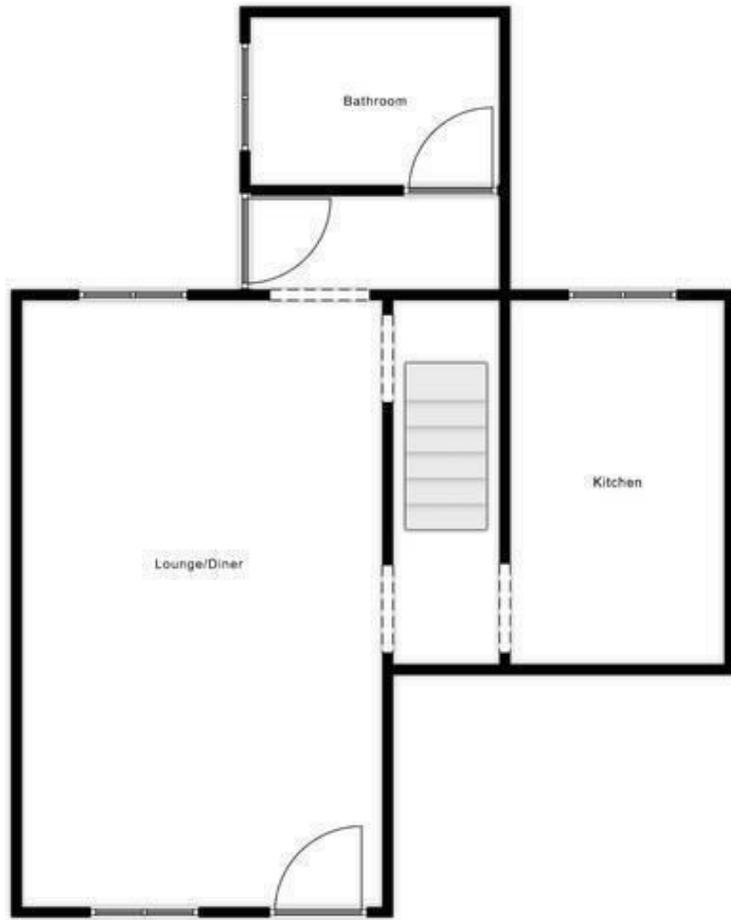
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

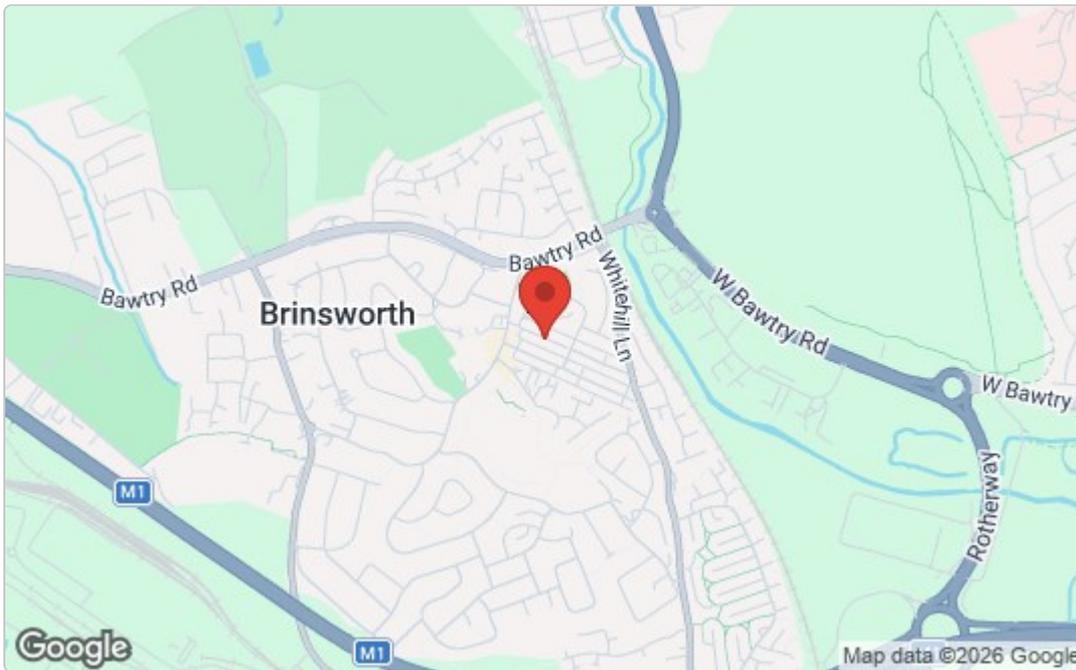
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan



Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

