



82 St. Marys View, Rotherham, S61 4NJ

Offers Around £135,000

A three bedroom mid-town house located in a popular suburb and ideally suited to the first time buyer, The property offers gas central heating, uPVC double glazing, fitted Dining Kitchen and ample car parking space.

The accommodation comprises: Hall with Cloakroom, Lounge, spacious Dining Kitchen, three Bedrooms and Bathroom. Gardens to front and rear.

HALL



With uPVC door, radiator and Cloaks cupboard

CLOAKROOM

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

LOUNGE 15'8" x 10'9" (4.78 x 3.28)



With uPVC door and window, 'Adam' style fireplace surround and radiator

DINING KITCHEN



Having a range of fitted base and wall units and contrasting work tops with stainless steel sink, integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine, radiator and uPVC window

LANDING



With storage cupboards

FRONT BEDROOM 9'5" x 12'2" (2.88 x 3.73)



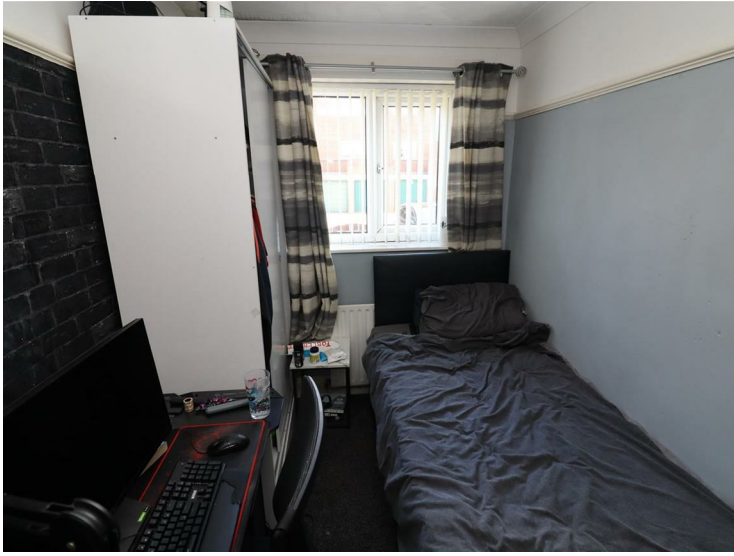
With radiator, uPVC window and built-in wardrobes

REAR BEDROOM 9'4" x 12'7" (2.87 x 3.85)



With radiator, uPVC window and built-in wardrobes

REAR BEDROOM THREE 6'0" x 9'11" (1.85 x 3.03)



With radiator and uPVC window

BATHROOM 6'2" x 6'6" (1.89 x 2)



With white suite comprising a panelled bath with mixer tap shower and scree, W.C. and wash hand basin, heated towel rail and uPVC opaque window.

OUTSIDE



Enclosed rear garden with brick storeplace. There is ample on-street car parking. To the front is a lawned garden fronting onto a grassed area.

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.

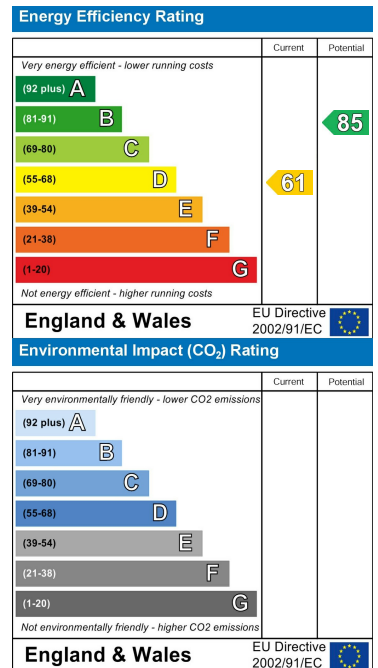
Floor Plan



Area Map



Energy Efficiency Graph



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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