



18 Newton Street, Rotherham, S65 2TG

**£135,000**

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF SCHOOLS, HERRINGTHORPE PLAYING FIELDS AND CLIFTON PARK.

The property offers gas central heating and uPVC double glazing, the accommodation comprising, Entrance Hall, Lounge, separate Dining Room, fitted Kitchen, three Bedrooms, Bathroom and separate W.C.

To the rear is an enclosed garden whilst there is on-street car parking.

## HALL

With composite door and radiator

## LOUNGE 12'4" x 11'9" (3.78 x 3.6)



With fireplace surround and electric fire, front facing uPVC window and radiator. Glazed double doors open into the Dining Room

## DINING ROOM 12'10" x 13'5" (3.92 x 4.09)



Having a double panelled radiator and rear and side facing uPVC windows.

## KITCHEN 9'8" x 14'1" (2.95 x 4.3)



With fitted base and wall cupboards and inset stainless steel sink set beneath the side facing uPVC window. Integrated gas hob with electric oven and high level extractor hood. Wall-mounted 'Alpha' gas combination boiler. Composite entrance door. Heated towel rail, space and plumbing for washing machine. Pantry and under stairs storage cupboard.

## LANDING

With radiator and loft hatch

## FRONT BEDROOM 11'11" x 11'10" (3.64 x 3.61)



With radiator and uPVC window

## REAR BEDROOM 10'4" x 13'6" (3.15 x 4.13)

With radiator and uPVC window

## REAR BEDROOM THREE 9'11" x 9'7" (3.04 x 2.94)

With radiator and uPVC window

## **BATHROOM 6'11" x 4'5" (2.13 x 1.35)**



Comprising a panelled bath with mixer tap shower and vanity wash basin with linen cupboard. Heated towel rail and uPVC opaque glazed window

## **SEPARATE W.C. 3'9" x 7'9" (1.15 x 2.38 )**

With W.C., vanity wash basin, tiled floor and uPVC opaque glazed window.

## **OUTSIDE**



There is on-street car parking and enclosed lawned rear garden.

## **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 - 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.

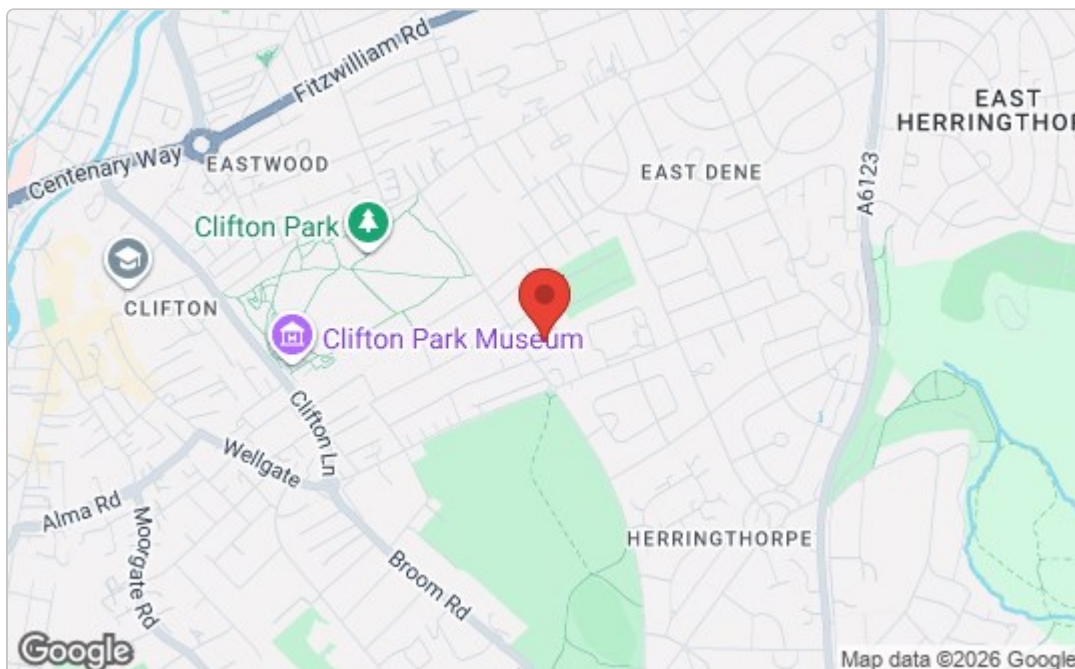
<https://www.groundstability.com/public/web/home.xhtml>

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

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS + FITTED KITCHEN
- ENCLOSED LAWNED REAR GARDEN
- CLOSE TO SCHOOLS, HERRINGTHORPE PLAYING FIELDS AND CLIFTON PARK
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING
- BATHROOM AND SEPARATE W.C.
- ON-STREET CAR PARKING
- FREEHOLD
- EPC-TBC



## 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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |                         |           |
| 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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