

154 Muglet Lane, Maltby, Rotherham, South Yorkshire, S66 7JU

Offers In The Region Of £95,000

A two bedroom mid-terraced house, offered for sale with no upward chain which will be of particular interest to the investor/first-time buyer.

The property offers gas central heating, uPVC double glazing, re-fitted Kitchen and Bathroom together with off-road parking and is only a moments walk from nearby Shops. The accommodation briefly comprises: Entrance Porch, lounge, fitted Kitchen with integrated appliance, rear Lobby and ground floor Bathroom. To the first floor are two double Bedrooms.

GROUND FLOOR

ENTRANCE LOBBY

With uPVC glazed entrance door.

LOUNGE 12'11" x 12'11" (3.94m x 3.96m)



With a front facing UPVC double glazed window and central heating radiator.

KITCHEN 9'6" x 12'11" (2.92m x 3.94m)



With a rear facing UPVC double glazed window, Fitted with a range of Maple wood finish base and wall mounted units with coordinating work surface, circular sink unit with mixer tap, plumbing for an automatic washing machine, built-in double oven and four ring ceramic hob with extractor over.

REAR ENTRANCE LOBBY

With a uPVC double glazed rear door and access to the ground floor bathroom.

GROUND FLOOR BATHROOM



With a side facing obscure uPVC glazed window, fitted with a white suite comprising of a rectangular bath with electric shower over, low flush W.C, pedestal hand wash basin, tiled floor and a central heating radiator, extractor fan.

FIRST FLOOR LANDING

With loft access and doors to both bedrooms. Cupboard over the stairs housing the 'Ideal' gas combination boiler

BEDROOM ONE 12'11" x 12'11" (3.96m x 3.96m)



with a front facing UPVC double glazed window and central heating radiator.

BEDROOM TWO 9'10" x 9'8" (3.00m x 2.95m)



With a rear facing UPVC double glazed window and central heating radiator.

OUTSIDE

To the front there is off road parking and to the rear of the property there is an enclosed yard area with shed.

MATERIAL INFORMATION

Council tax band A

EPC D

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 Drive

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>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

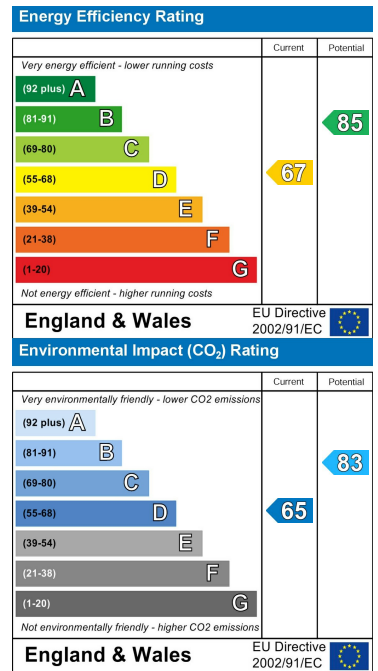
Floor Plan



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.

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

