



**44 Droppingwell Road, Kimberworth, Rotherham, S61 2DJ**

**£170,000**

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

The property, which enjoys an elevated position, is in need of some cosmetic upgrading and presents a blank canvas.

The accommodation briefly comprises: Hall, bay windowed Lounge, Kitchen/Diner, side entrance Lobby with Cloakroom. To the first floor are three Bedrooms and Bathroom.

There are gardens to front and rear and ample on-street parking.

The property is only a moments drive from the M1 intersection with easy access to Rotherham, Sheffield & Meadowhall

## HALL

With uPVC door and radiator

## LOUNGE 13'5" x 13'1" (4.09 x 4)

The measurement excluding the front facing uPVC bay window. Radiator

## KITCHEN 13'5" x 7'3" (4.09 x 2.22)

Having a range of fitted units with stainless steel sink set beneath the rear facing uPVC window. Gas hob and electric oven with extractor fan above. Breakfast bar with radiator beneath.

## SIDE ENTRANCE LOBBY

With storage cupboard

## W.C.

Housing the 'Worcester' gas combi boiler, uPVC opaque window

## FIRST FLOOR LANDING

With side facing uPVC window

## FRONT BEDROOM 10'3" x 11'10" (3.13 x 3.63)



The measurement excludes the uPVC bay window, radiator

## REAR BEDROOM 10'3" x 8'11" (3.14 x 2.72)

With radiator and uPVC window

## FRONT BEDROOM 6'0" x 8'11" (1.83 x 2.72)

With radiator and uPVC window

## BATHROOM 5'11" x 5'4" (1.82 x 1.65)



With three piece suite, radiator and uPVC opaque window.

## OUTSIDE



The property is approached by steps leading past the front garden. To the rear is a tiered garden. There is ample on-street parking.

## 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>

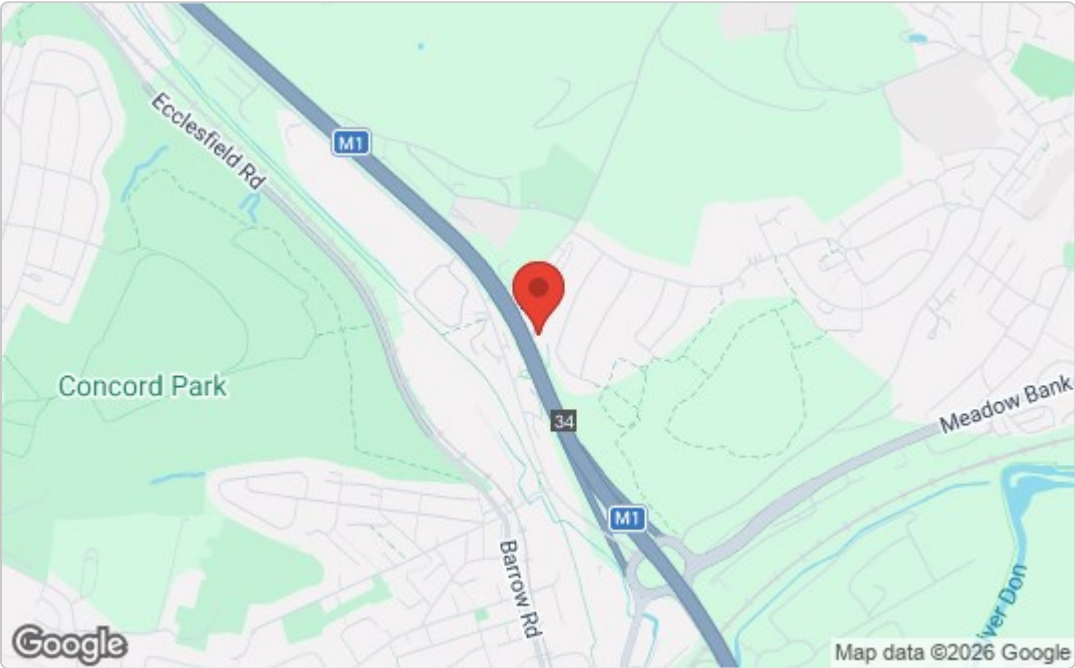
## AGENT NOTES

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.

- \*\*\* NO UPWARD CHAIN \*\*\*
- GAS CENTRAL HEATING FROM COMBI BOILER
- AMPLE ON-STREET PARKING
- IN NEED OF SOME COSMETIC UPGRADING
- THREE BEDROOM SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZING
- CLOSE TO MEADOWHALL, M1, ROTHERHAM & SHEFFIELD



Area Map



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.

Energy Efficiency Graph

