



6 Spring Close, Whiston, Rotherham, S60 4AJ

**£150,000**

A TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN AND IDEALLY SUITED TO THE FIRST TIME BUYER.

The property stands close to the heart of the old village and offers GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. The accommodation briefly comprises: Hall, through Lounge/Dining Room, Kitchen, two Bedrooms and Shower Room. There are lawned gardens and on-street car parking nearby.

## HALL



With composite door and side facing window. Radiator and small under stairs cupboard

## LOUNGE/DINING ROOM 11'1" x 19'8" (3.38 x 6)



With twin aspect windows, two radiators and feature fireplace surround

## KITCHEN 7'8" x 8'6" (2.36 x 2.6)



With base and wall cupboards, stainless steel sink, gas cooker point and space and plumbing for washing machine. Rear facing side and side composite door. Storage Pantry housing the 'Ideal' gas combi boiler, opaque glazed window

## LANDING

With side facing window

## FRONT BEDROOM 14'2" x 8'6" (4.33 x 2.6)



Having two windows, radiator, storage recess and fitted mirrored wardrobes to one wall

## REAR BEDROOM 10'9" x 10'9" (3.3 x 3.3)

With radiator, window and fitted wardrobe

## SHOWER ROOM 6'3" x 5'5" (1.92 x 1.67)



With shower enclosure and electric shower, vanity wash basin and close coupled W.C. Tiled walls, radiator and opaque glazed window

## OUTSIDE



Lawned front garden with path leading past the side of the house and two brick outbuildings to the 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

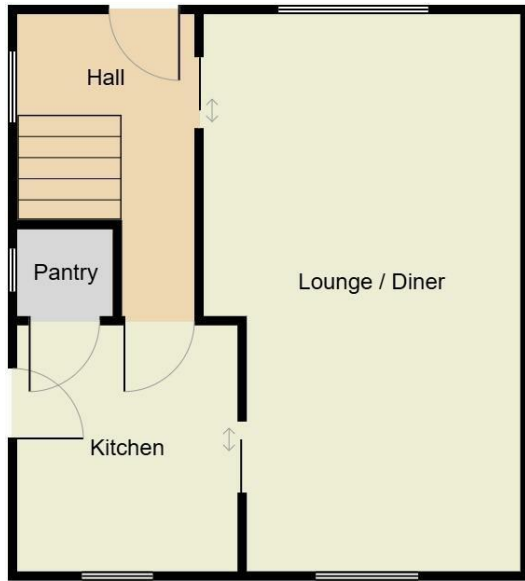
Coal mining area South Yorkshire is a mining area

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.

# 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
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.

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