



26 Godstone Road, Rotherham, S60 2PU

Asking Price £110,000

This two-bedroom terraced house is for sale in Rotherham and is presented in immaculate condition. The property is offered with no chain, providing a straightforward opportunity for buyers looking to move without delay.

Situated near Boston Park, the home benefits from easy access to open green space, ideal for walking and leisure. The location places you conveniently for Rotherham town centre, which offers a range of shops, supermarkets, cafés, and everyday amenities.

Public transport links are accessible, with Rotherham Central station within reach, offering rail services towards Sheffield, Doncaster, and beyond, making it practical for commuting or accessing wider regional facilities. Local bus routes also serve the surrounding area, connecting to nearby neighbourhoods and the town centre.

The house offers two bedrooms and is well suited to buyers seeking a low-maintenance home in a established residential setting close to local amenities and parkland.

Entrance Hall

Having a double glazed door, laminate flooring, a radiator and stairs to first floor landing

Lounge



Having a double glazed bay window, a radiator and laminate flooring.

Dining Kitchen



Having a range of wall and base units with a sink unit, space for washing machine, hob and oven, tiled flooring, two double glazed windows and a radiator.

Access to Cellar

First Floor Landing

Bedroom One



Having a double glazed window and a radiator.

Bedroom Two



Having a double glazed window and a radiator.

Bathroom



Having a panelled bath and shower cubicle, hand wash basin, low flush w.c, part tiled and tiled flooring with a window to rear,

Outside

To the front of the property is a small buffer garden and to the rear is a low maintenance garden area which is paved.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

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

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>

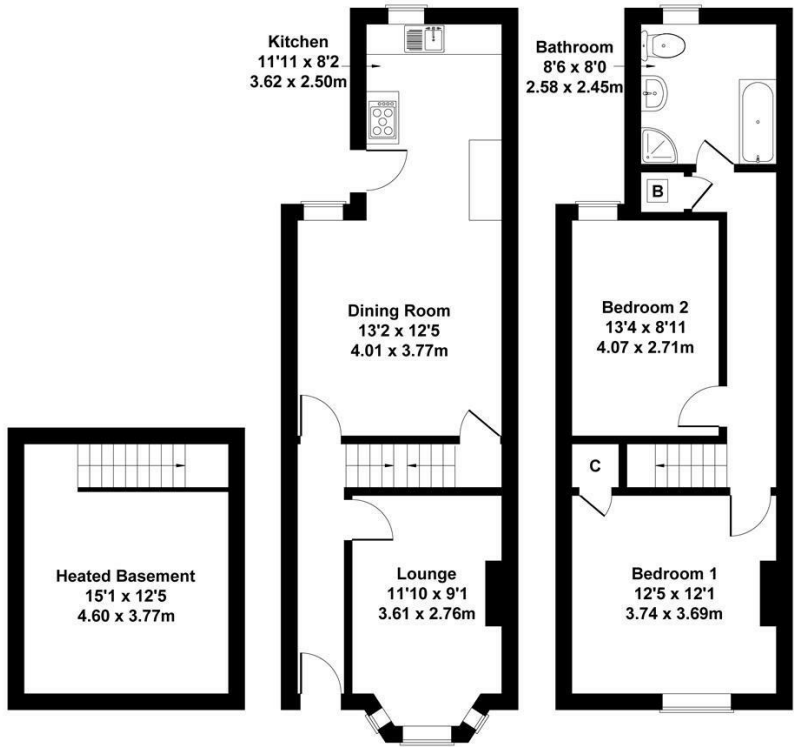
AGENT NOTES

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

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Approximate Gross Internal Area
1098 sq ft - 102 sq m



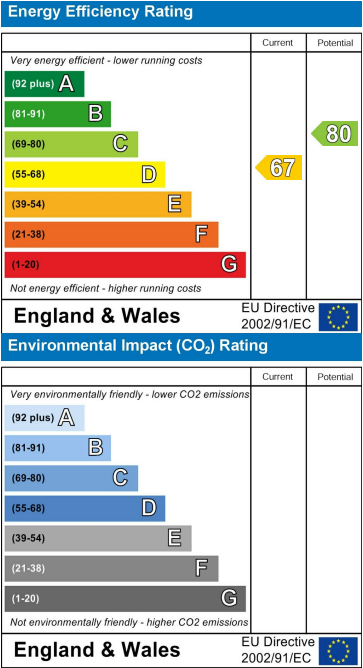
BASEMENT **GROUND FLOOR** **FIRST FLOOR**
Floor plans are for identification purposes only. All measurements are approximate.

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



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

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