



20 Braithwell Road, Maltby, Rotherham, S66 8JU

**Asking Price £350,000**

Merryweathers are very proud to announce this large 4 bed detached property situated on a sizeable corner plot offered to the open market with NO UPWARD CHAIN.

Accommodation briefly comprises of; Entrance porch, entrance hallway, large lounge, kitchen, dining room, W/C and utility room. Outside you'll find a double width drive and detached double garage. To the first floor is a family bathroom, separate shower room and 4 good sized bedrooms.

Surrounding the area are excellent transport links, just a short drive takes you to the M18/M1 junction at Hellaby making other cities and towns easily accessible. There are a number of reputable infant and junior schools within walking distance with local amenities and leisure facilities to offer.

Call Merryweathers Rotherham to arrange your viewing.

## ENTRANCE PORCH

With composite door and inner glazed door opening into the Hall

## ENTRANCE HALL

With uPVC window, double panelled radiator and cupboard beneath the staircase

## LOUNGE 23'11" x 11'10" (7.3 x 3.63)

With uPVC double doors opening into the garden with additional front facing uPVC window. Fitted gas fire, radiator and gas wall heater.

## DINING ROOM 10'7" x 11'0" (3.25 x 3.37)

With radiator and uPVC window.

## KITCHEN 11'10" x 16'2" (3.62 x 4.95)

With fitted base and wall units, stainless steel sink, integrated gas hob with extractor hood and electric double oven. Two double panelled radiators, two uPVC windows. Rear Entrance lobby with uPVC door.

## REAR ENTRANCE LOBBY

With uPVC door

## CLOAKROOM

With W.C. and uPVC opaque window

## UTILITY ROOM 8'7" x 6'6" (2.63 x 2)

With stainless steel sink, wall mounted gas central heating boiler, plumbing for washing machine and uPVC window

## FIRST FLOOR LANDING

With an arched uPVC window

## BEDROOM ONE 12'0" x 12'11" (3.66 x 3.96)

With fitted wardrobes running the length of one wall, uPVC window and radiator

## BEDROOM TWO 12'0" x 10'8" (3.66 x 3.26)

With radiator and uPVC window

## BEDROOM THREE 12'0" x 12'0" (3.66 x 3.66)

With uPVC window and radiator

## BEDROOM FOUR 12'0" x 12'0" (3.66 x 3.66)

With radiator and uPVC window

## BATHROOM 7'3" x 9'8" (2.21 x 2.97)

With three piece suite incorporating a corner bath, radiator and uPVC opaque window.

## SHOWER ROOM 7'11" x 4'11" (2.43 x 1.5)

With corner shower cubicle, wash hand basin, radiator and uPVC opaque window.

## OUTSIDE

The property occupies a substantial corner plot standing in lawned gardens bordered by mature hedging with wrought iron gates opening onto a double width drive which allows access to the DETACHED DOUBLE BRICK GARAGE

Material information  
Council Tax Band E

Tenure Freehold

Property Type 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 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.

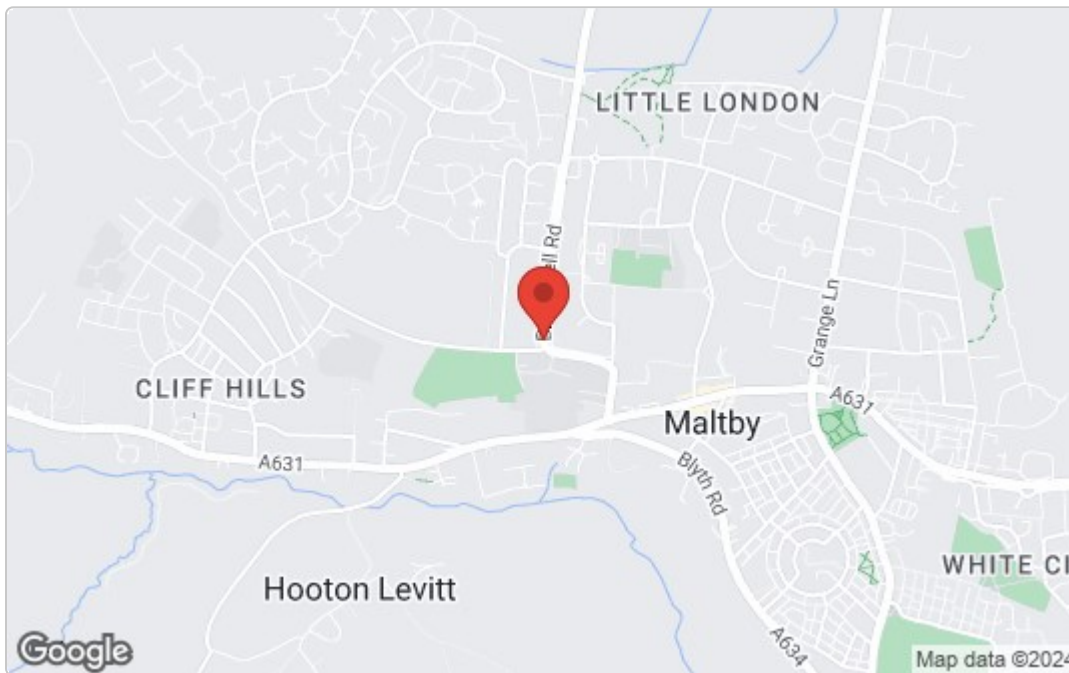
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance 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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.

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

**Merryweathers (Rotherham) Limited** Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Doncaster, Barnsley, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

