



17 Stag Lane, Rotherham, S60 3NR

**Offers Around £285,000**

An extended four/five bedroom semi-detached house which offers spacious and versatile accommodation. Located in a highly regarded suburb close to Rotherham Hospital and the M1, the accommodation, which benefits from gas central heating and uPVC double glazing, comprises: Entrance Porch, inner Hall, Lounge, Dining Kitchen, Study/5th Bedroom, Cloakroom, Store Room, master Bedroom with En-Suite, three further Bedrooms and family Bathroom.  
Larger than average rear garden with off-road car parking.



## FRONT ENTRANCE PORCH

With composite door and window

## INNER RECEPTION HALL



With radiator

## LOUNGE



With electric fire and surround and radiator beneath the front facing bay window

## STUDY/DINING ROOM/5thBEDROOM



With front facing window and radiator. Store place leading off

## EXTENDED DINING KITCHEN



Having an extensive range of fitted base and wall units with inset stainless steel sink set beneath the rear facing window. Integrated 5 ring gas hob with electric double oven and high level extractor hood. Space and plumbing, radiator and sliding patio doors opening into the rear garden. Under stairs Pantry

## CLOAKROOM



With W.C. wash hand basin, radiator and cupboard

## FIRST FLOOR LANDING

## BEDROOM ONE



Having wardrobes to one wall with high level cupboards, radiator and front facing window



## EN SUITE



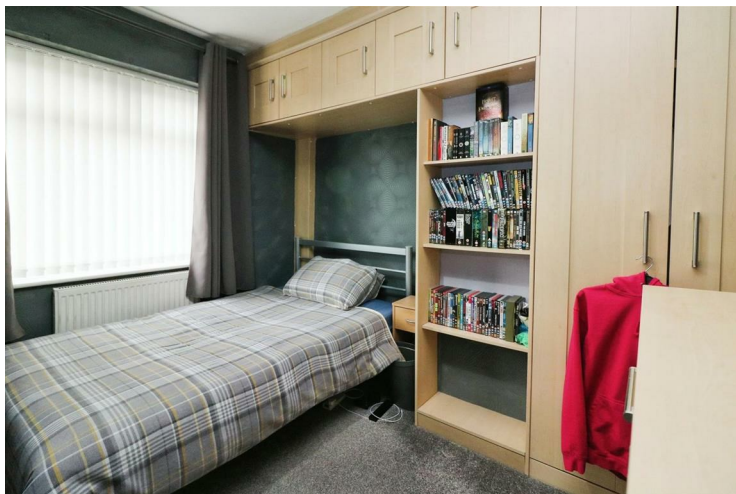
With corner glass shower cubicle and 'Triton' electric shower, pedestal wash hand basin and W.C. Radiator, 'Velux' skylight window and extractor fan

## FRONT BEDROOM



With fitted wardrobes to one wall and radiator

## REAR BEDROOM



With radiator and fitted wardrobe with high level cupboards

## FRONT BEDROOM

With radiator

## BATHROOM



Comprising panelled bath with shower and screen, close coupled W.C. and vanity wash hand basin. Heated towel rail and opaque glazed window

## OUTSIDE



Concreted forecourt provides off-road car parking. To the rear is a larger than average enclosed garden, mainly lawned with raised full width block paved patio.

## MATERIAL INFORMATION

Material information  
Council Tax Band C  
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 Drive to front  
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.

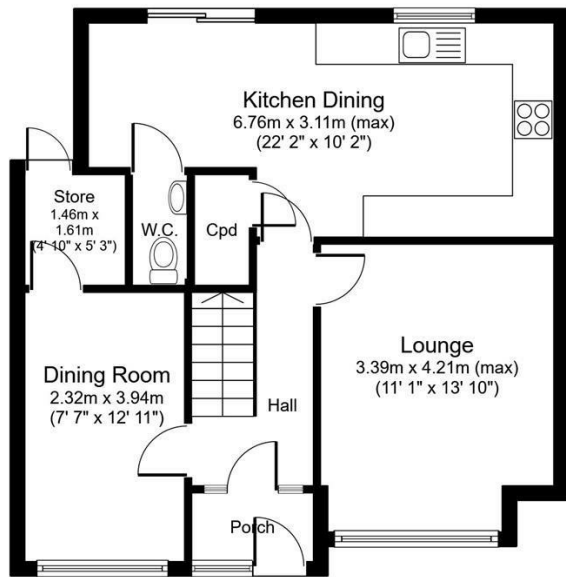
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

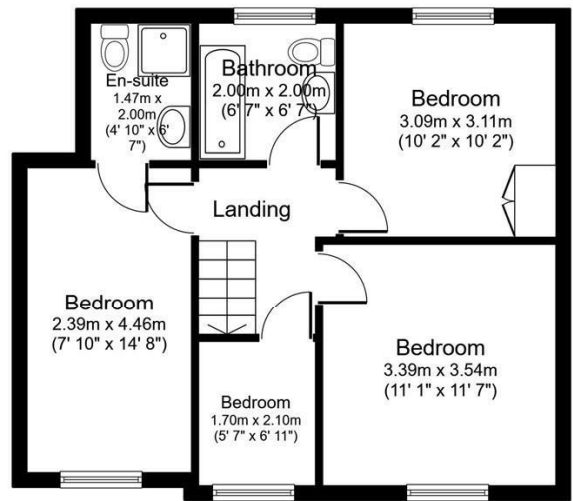
# Floor Plan

## 17, Stag Lane, ROTHERHAM, S60 3NR

Total floor area 105.7 sq.m. (1,138 sq.ft.) approx



Ground Floor

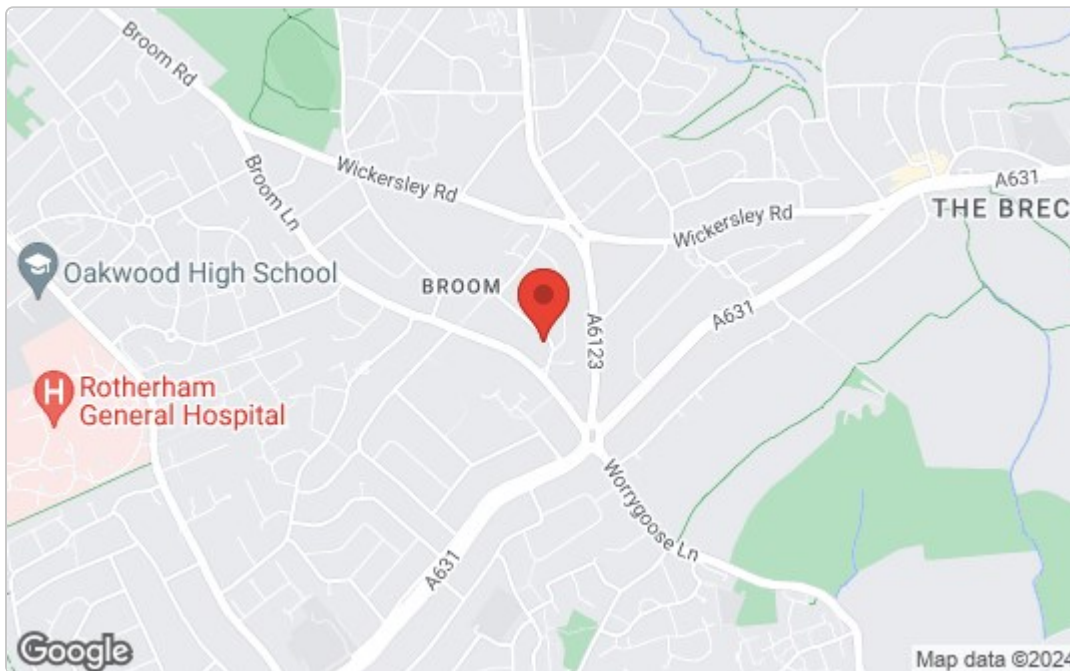


First Floor

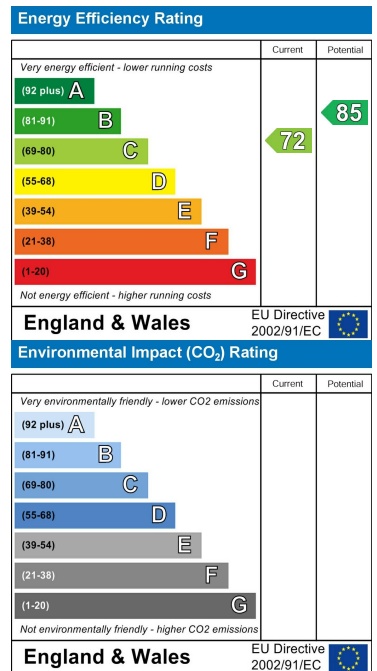
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

# 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.

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