



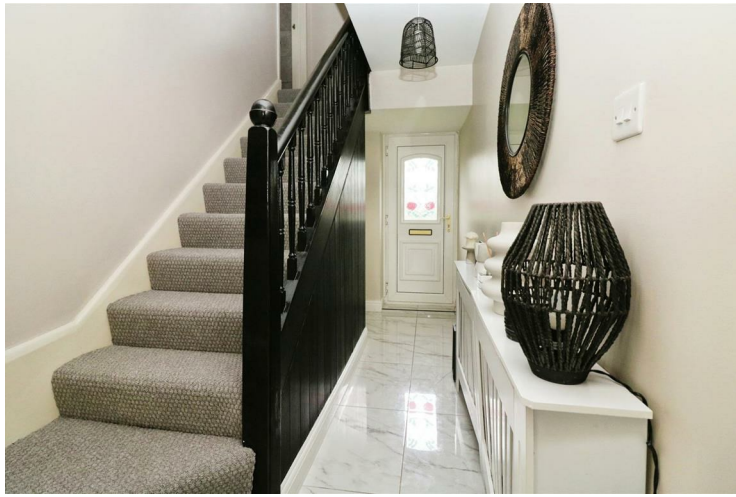
209 Morthen Road, Wickersley, Rotherham, S66 1DY

Offers Around £265,000

A recently modernised and extended THREE BEDROOM SEMI DETACHED HOUSE located in Rotherham's premier location and benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RECENTLY RE-FITTED, EXTENDED KITCHEN, NEWLY INSTALLED BATHROOM SUITE AND GARAGE TO THE REAR.

The accommodation briefly comprises: Reception Hall with Cloakroom, spacious through Lounge/Dining Room, Breakfast Kitchen, three Bedrooms, newly installed Bathroom suite and separate W.C. There are lawned gardens to front and rear with shared driveway leading to the detached Garage.

ENTRANCE HALL



With uPVC front door, radiator and useful under stairs cupboard. Polished tiled flooring

CLOAKROOM



With W.C and wash basin, tiling to half height and opaque glazed window

THROUGH LOUNGE/DINING ROOM 23'5" x 10'3" (7.14 x 3.13)



With twin aspect picture windows, laminate flooring and two radiators

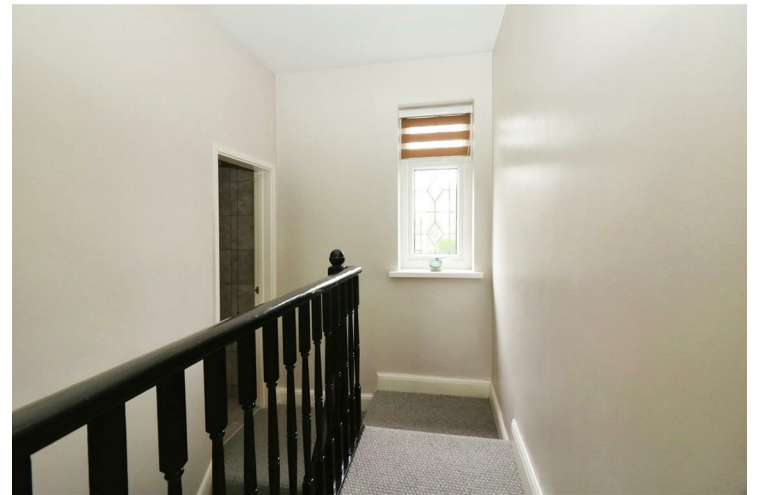
EXTENDED BREAKFAST KITCHEN 18'2" x 6'8" (5.56 x 2.04)



Recently re-fitted and incorporating a Belfast style sink with monobloc tap, integrated electric hob with double

oven beneath and high level extractor hood. Built-in microwave and fridge/freezer. Polished tiled flooring, ceiling downlighters, two picture windows and rear entrance door. Walk-in Pantry with plumbing

LANDING



With front facing window

CLOAKROOM

With W.C., tiling to the walls and floor and opaque glazed window

FRONT BEDROOM 10'0" x 10'10" (3.06 x 3.32)



Having a range of fitted wardrobes to two walls

REAR BEDROOM 10'6" x 11'11" (3.22 x 3.65)



With cupboard housing the combi boiler

REAR BEDROOM THREE 9'4" x 9'3" (2.87 x 2.84)



BATHROOM



With newly installed white suite comprising of a bath and tiled inlay with shower above and vanity unit to one side. Tiling to the walls and floor and opaque glazed window

OUTSIDE



A share drive leads past the lawned front garden to the DETACHED SECTIONAL GARAGE with additional parking space. The rear garden is lawned with a flagged patio/seating area.

MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Freehold

Property Type Semi detached house

Construction type Brick built

Heating Type Gas

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 Garage to rear

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.

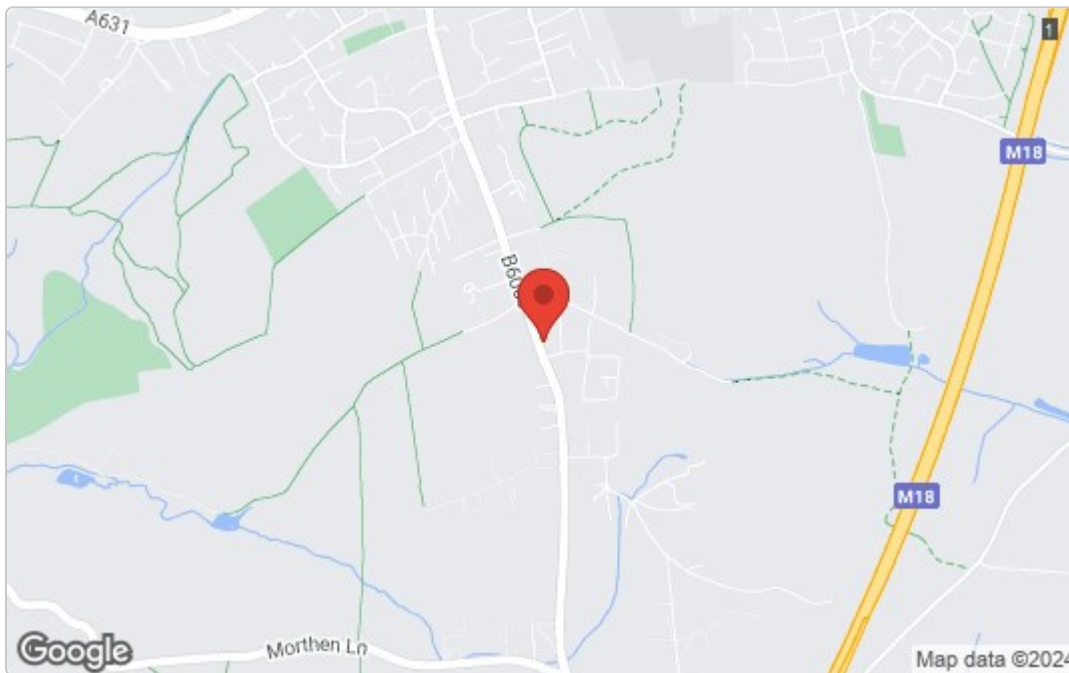
<https://www.groundstability.com/public/web/home.xhtml>

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		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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