



merryweathers
Est. 1832



1A Rencliffe Avenue, Moorgate, Rotherham, S60 2RW

Offers In The Region Of £375,000

A TOTALLY UNIQUE DETACHED DORMER BUNGALOW IN A SOUGHT-AFTER LOCATION AND ONLY A MOMENTS DRIVE FROM ROTHERHAM HOSPITAL, THOMAS ROTHERHAM COLLEGE AND THE TOWN CENTRE.

The property offers versatile accommodation complemented by gas central heating and double glazing and briefly comprises: Reception Hall, Lounge, Breakfast Kitchen, Rear Entrance Porch, double Bedroom, Bathroom. Leading off the first floor Landing are two further Bedrooms and Shower Room. The property stands in low-maintenance gardens with off-road parking, Garage and Utility Room.

SPACIOUS RECEPTION HALL



With glazed front entrance door and radiator

BATHROOM 9'2" x 7'10" (2.81 x 2.4)



Having a corner bath with mixer tap shower, vanity wash basin and W.C. Tiling to the walls, radiator and extractor fan

LOUNGE 10'11" x 14'5" (3.34 x 4.4)



With ornate fireplace surround and gas fire, front facing window and sliding patio doors to the rear. Double panelled radiator

BREAKFAST KITCHEN 11'11" x 11'9" (3.65 x 3.6)



With Oak finish base and wall units, inset ceramic sink and integrated gas hob and electric oven, built-in dishwasher, radiator

REAR ENTRANCE PORCH

With entrance door and storage cupboard

FRONT BEDROOM 11'6" x 10'9" (3.52 x 3.3)



Having fitted wardrobes to two walls, radiator and front facing window

FIRST FLOOR LANDING

With Airing cupboard

FRONT BEDROOM 9'10" x 10'4" (3 x 3.17)



With fitted wardrobes and radiator

REAR BEDROOM 11'7" x 7'4" (3.55 x 2.25)



With skylight window, radiator and fitted drawer unit

BATHROOM 7'3" x 6'10" (2.21 x 2.09)



having a shower cubicle, vanity wash basin and W.C.
Radiator and opaque window.

OUTSIDE



Double gates open onto a concreted drive with low maintenance front garden set behind a timber fence. A pathway continues past the side to a block paved sheltered patio/seating area.

UTILITY ROOM 6'10" x 3'6" (2.1 x 1.07)

With stainless steel sink, plumbing for washing machine and housing the Glow-worm Hideaway gas boiler

GARAGE 14'11" x 9'10" (4.57 x 3.0)

With remote door

MATERIAL INFORMATION

Council Tax Band: E

Tenure: Freehold

Property Type: Detached dormer Bungalow

Construction type: Brick

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 and Garage

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.

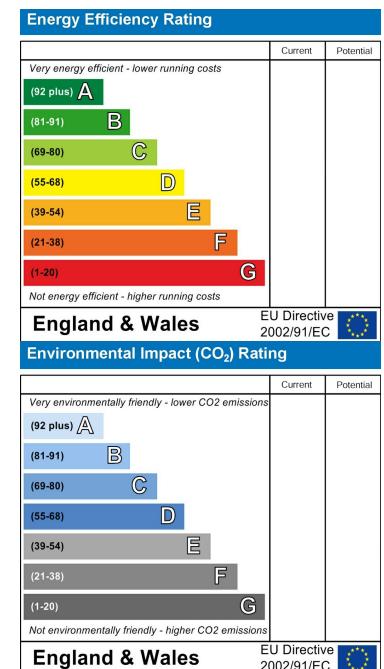
Floor Plan

Area Map



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

Registered in England and Wales No. 6679044

