



64 Gallow Tree Road, Brecks, Rotherham, S65 3EF

**£209,500**

Offered for sale with NO UPWARD CHAIN is this THREE BEDROOM SEMI DETACHED HOUSE WITH TWO STOREY REAR EXTENSION.

The property is in need of some cosmetic upgrading and presents a blank canvas to create the perfect family home. The accommodation briefly comprises: Entrance Hall, bay windowed Lounge, separate extended Dining Room, Kitchen, first floor Landing, front double Bedroom, rear extended Bedroom and third single Bedroom, Bathroom and separate W.C. Gardens and drive to brick Garage.



**FRONT ENTRANCE HALL 5'10" x 12'9" (1.8 x 3.9)**

With uPVC door and window

**LOUNGE 12'7" x 12'10" (3.85 x 3.93)**



The measurement excluding the front facing uPVC bay window. Gas fire/back boiler and radiator

**EXTENDED DINING ROOM 8'11" x 20'4" (2.74 x 6.21)**



With uPVC patio doors and additional window, radiator

**KITCHEN 9'4" x 8'11" (2.85 x 2.73)**



Having a range of units and inset stainless steel sink set beneath the rear facing uPVC window. Side uPVC entrance door. Under stairs Pantry

**LANDING**

With airing cupboard

**FRONT BEDROOM 12'5" x 12'10" (3.81 x 3.92)**



The measurement including the built-in wardrobes to one wall. Radiator and uPVC bay window

**REAR EXTENDED BEDROOM 8'11" x 20'4" (2.74 x 6.21)**



With radiator and uPVC window

**FRONT BEDROOM THREE 8'5" x 8'0" (2.57 x 2.44)**



With radiator and uPVC window

### **BATHROOM 5'9" x 5'6" (1.77 x 1.7)**



With bath and pedestal wash basin, uPVC opaque window

### **SEPARATE W.C. 2'6" x 5'6" (0.77 x 1.7)**

With low flush suite and uPVC opaque window.

### **OUTSIDE**



A concrete drive leads past the house to the detached brick Garage with garden to one side

### **MATERIAL INFORMATION**

Council Tax Band: C

Tenure: Freehold

Property Type: Semi detached house

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>

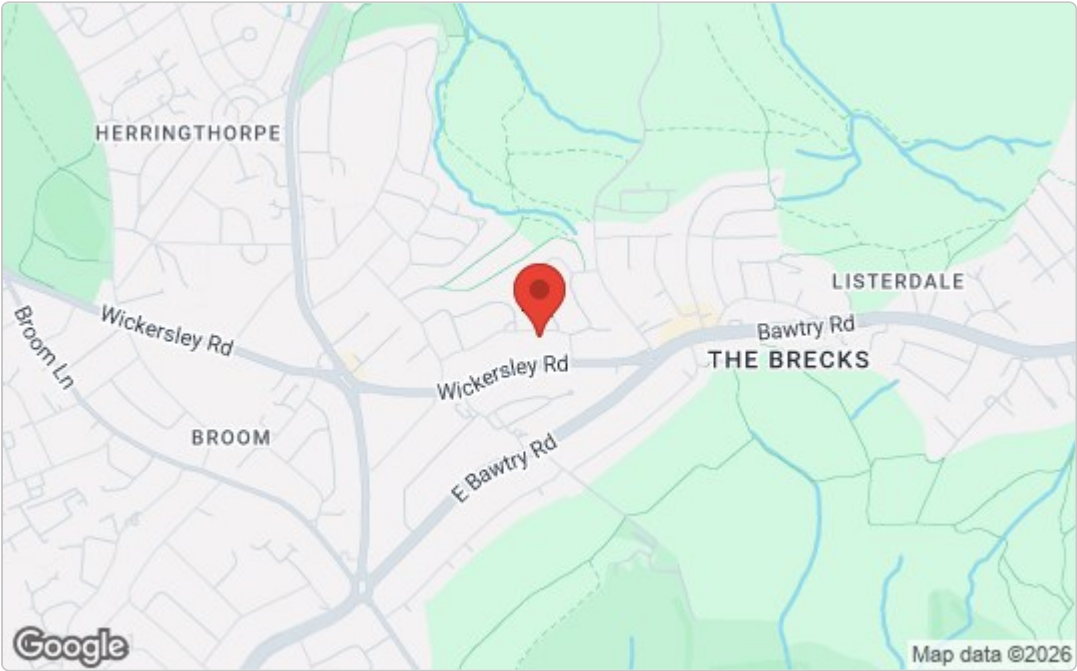
We advise all clients to discuss the above points with a conveyancing solicitor.



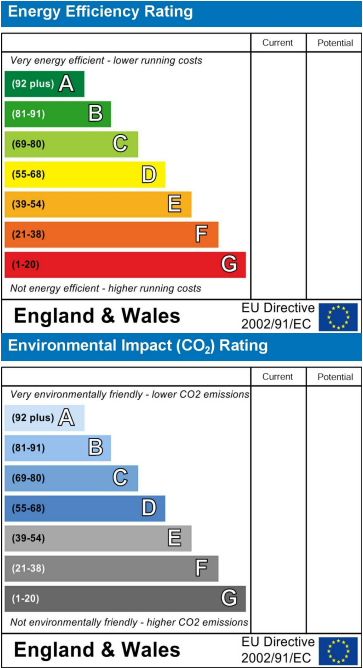
Floor Plan



Area Map



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.

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

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto: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

