

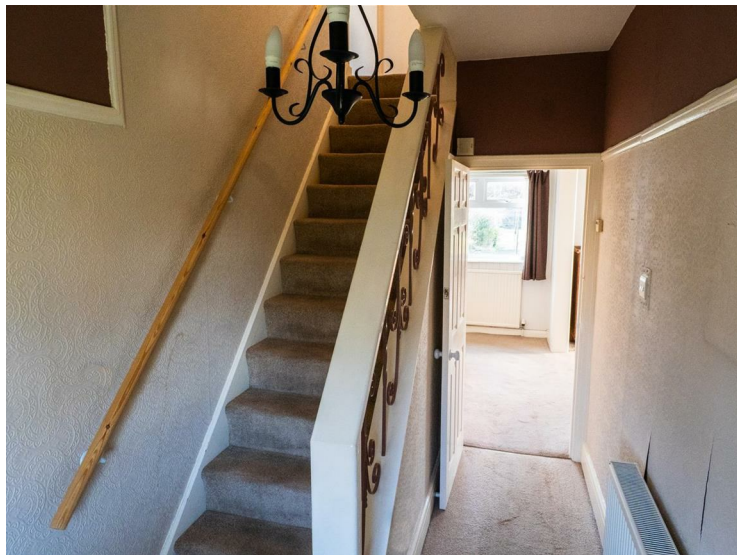


45 Lowfield Avenue, Greasbrough, Rotherham, S61 4PE

Offers In The Region Of £195,000

Offered with no vendor chain is this well maintained four bed roomed semi detached in the heart of Greasbrough. A viewing is highly recommended to appreciate the size of accommodation, comprising of lounge, sitting/ dining room, kitchen, four bedrooms, bathroom and separate W.C. Integral garage and patio doors open to rear garden. Located in the village of Greasbrough with views overlooking fields and within close proximity of Schools, bus routes, local shops and close proximity to transport networks.

Entrance Hallway



UPVC door opens to hallway, central heating radiator, which has stairs rising to first floor, a side UPVC window and door opens to dining/ sitting room.

Lounge 13'8" x 11'1" (4.19m x 3.39m)



Double doors from dining/ sitting room open to the lounge with UPVC front box window, open fire with fire surround and two central heating radiators.

Dining/ Sitting Room 17'1" x 11'2" (5.23m x 3.41m)



Open plan dining/ sitting room with patio doors overlooking garden, fireplace with gas fire and surround, rear UPVC window, gas central heating radiator, storage cupboard and door leading to kitchen.

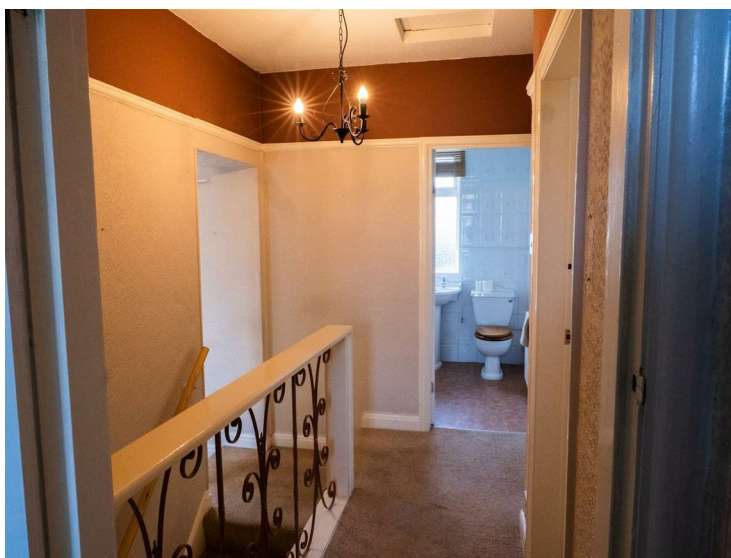
Kitchen 10'2" x 9'4" (3.11 x 2.85)



Wall and base units with work surfaces housing sink. Space for washing machine, fridge and cooker. Rear UPVC window. UPVC side door.

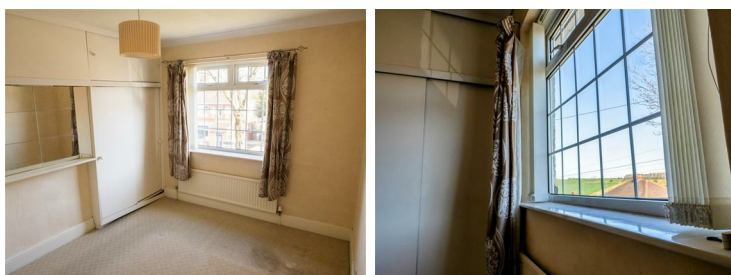
First Floor

First Floor Landing



With doors leading to four bedrooms, bathroom and W.C. Rear UPVC window and loft access.

Front Bedroom One 11'9" x 9'9" (3.59m x 2.98m)



Front UPVC window and central heating radiator.

Rear Bedroom Two 10'3" 10'0" (3.14m 3.07m)



With rear UPVC window, central heating radiator and storage cupboard.

Front Bedroom Three 6'6" x 5'10" (2.00m x 1.78m)



Front UPVC window and central heating radiator.

Front Bedroom Four 11'8" x 10'1" (3.57m x 3.09m)



With front UPVC window and UPVC side window, with central heating radiator.

Bathroom 6'5" x 6'0" (1.98m x 1.83m)



Fully tiled with suite in white, comprising of bath with overhead shower, and screening, low flush W.C. and sink. Central heating radiator and rear UPVC window.

Outside



Gated access opens to the front driveway leading to integral garage. Front entrance pathway to front and side of property with gated access to rear garden. Front garden laid to lawn, with hedging and shrubs. Side pathway with gated access, leads well maintained rear garden mainly laid to lawn with pathway and privacy provided by hedging and fencing.

Material Information

Council Tax Band C

Tenure Freehold

Property Type Four bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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

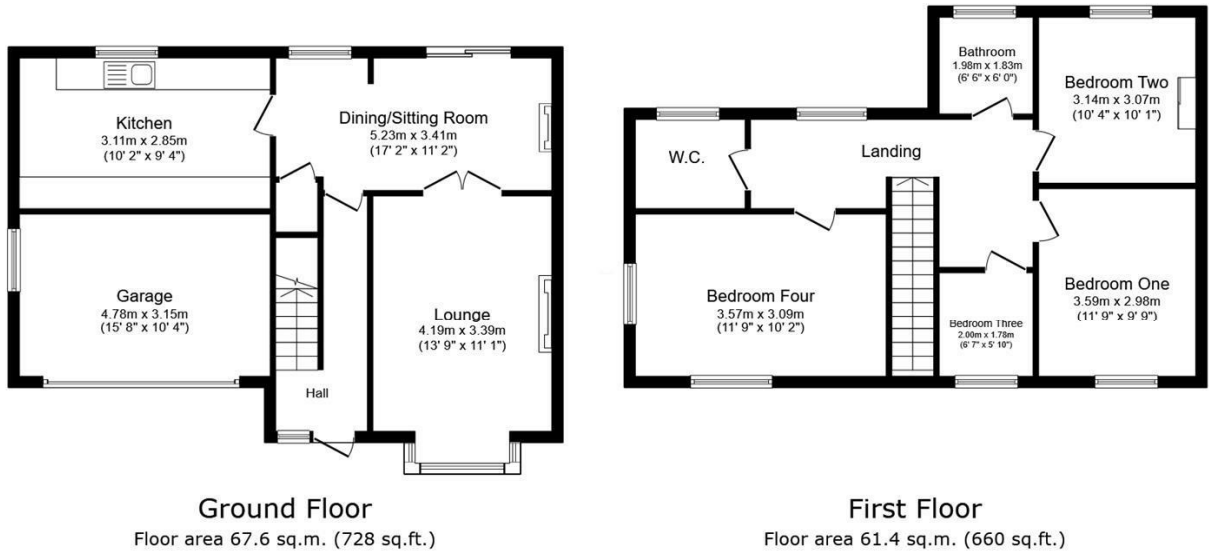
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

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

Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

