



3 Willow Drive, Flanderwell, Rotherham, S66 2QA

Offers Around £150,000

UNDER OFFER## An extremely well-presented THREE BEDROOM SEMI DETACHED IDEALLY SUITED TO THE FIRST TIME BUYER.

Located close to local Schools and Shops and only a moments drive from the centre of Wickersley, the property offers gas central heating from a combi boiler, uPVC double glazing, fitted Kitchen and ground floor Cloakroom. The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, side entrance Lobby, Cloakroom. There are three good sized Bedrooms and Bathroom. The property stands in easily maintainable gardens with off-road parking.

ENTRANCE HALL

With uPVC front door and radiator

LOUNGE 13'2" x 8'7" (4.03 x 2.64)



With fireplace surround and electric fire, radiator and uPVC patio doors opening into the rear garden

DINING ROOM 10'2" x 9'1" (3.12 x 2.77)



With radiator and front facing uPVC window

KITCHEN 7'10" x 10'2" (2.4 x 3.12)



With a range of light oak finish base and wall units with polycarbonate sink, integrated gas hob with electric oven and high level extractor hood, space and plumbing for washing machine. Side facing uPVC window and radiator

SIDE ENTRANCE LOBBY 5'2" x 5'9" (1.59 x 1.77)



With uPVC door and window and built-in under stairs cupboard

CLOAKROOM 4'7" x 2'9" (1.41 x 0.86)



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

LANDING

With cupboard housing the 'Worcester' gas combination boiler

FRONT BEDROOM 13'2" x 9'1" (4.03 x 2.77)



With uPVC window, radiator, built-in wardrobes with bed side cabinets and additional built-in cupboard

REAR BEDROOM 12'6" x 8'9" (3.82 x 2.68)



With radiator and uPVC window

REAR BEDROOM 8'7" x 7'7" (2.63 x 2.33)

With radiator and uPVC window

BATHROOM 4'7" x 8'8" (1.42 x 2.66)



Comprising a panelled bath with shower, wash basin and W.C. Radiator and uPVC opaque window.

OUTSIDE



Double wrought iron gates open onto a block paved hardstanding with artificial grass lawn. To the rear is a good sized enclosed garden with artificial grass lawn, flagged patio and timber shed.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Semi detached house

Construction type Non-standard construction

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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 Driveway

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

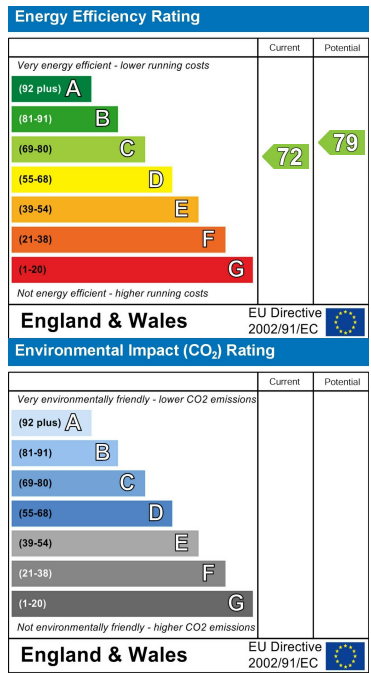
Floor Plan



Area Map



Energy Efficiency Graph



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