



3 Whybourne Grove, Rotherham, S60 2LQ

£75,000

A TWO BEDROOM MID-TERRACED HOUSE ONLY A MOMENTS WALK FROM TOWN CENTRE. NO UPWARD CHAIN. GAS CENTRAL HEATING + uPVC DOUBLE GLAZING. EXCELLENT INVESTMENT POTENTIAL.

Lounge, Dining Kitchen with Cellar, two Bedrooms, Bathroom. On-street permit parking.

LOUNGE 11'11" x 11'9" (3.64 x 3.6)



With uPVC door and window, fireplace surround, radiator and laminate floor

INNER LOBBY

With staircase to first floor

KITCHEN 11'11" x 13'2" (3.64 x 4.03)



With fitted units and stainless steel sink set beneath the rear facing uPVC window. Built-in electric hob and oven with high level extractor. Plumbing for washing machine. uPVC rear door, radiator and storage cellar leading off

FIRST FLOOR LANDING

FRONT BEDROOM 11'10" x 11'9" (3.63 x 3.6)



With radiator, uPVC window and built-in cupboard

REAR BEDROOM 6'5" x 13'1" (1.97 x 4)



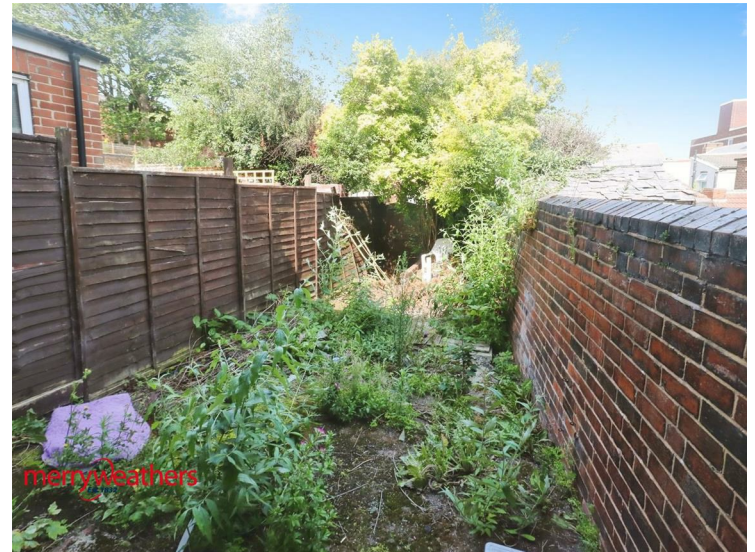
With radiator and uPVC window

BATHROOM 5'2" x 9'10" (1.6 x 3)



With panelled bath and electric shower, W.C. and wash basin, radiator and uPVC opaque window

OUTSIDE



On-street permit parking to the front and enclosed garden to the rear.

MATERIAL INFORMATION

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

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: On Street permit parking

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

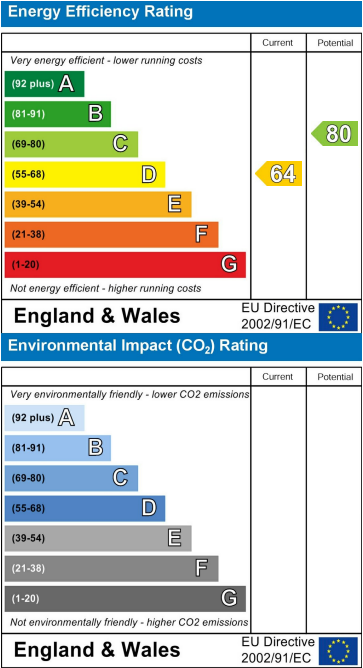


Area Map



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



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