



31 Croft Road, Brinsworth, Rotherham, S60 5AP

Offers In The Region Of £215,000

Offered for sale with NO UPWARD CHAIN is this TWO BEDROOM SEMI DETACHED BUNGALOW. The property offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, BRICK BUILT CONSERVATORY AND A DETACHED GARAGE.

The accommodation comprises: Side Hall, spacious Lounge, Conservatory, re-fitted Kitchen, two Bedrooms and Shower Room/W.C. There are established lawned gardens with a detached Garage

SIDE ENTRANCE HALL

With uPVC door, double panelled radiator and laminate floor

LOUNGE 11'10" x 14'11" (3.61 x 4.55)



With fireplace surround and electric fire, radiator and sliding patio doors opening into the Conservatory

CONSERVATORY 10'3" x 10'3" (3.13 x 3.13)



Brick built with uPVC double doors and windows, electric heater

KITCHEN 11'9" x 8'9" (3.59 x 2.69)



Having a range of base and wall units with contrasting work surfaces. Inset white ceramic sink set beneath the rear facing uPVC window with uPVC door to one side. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine. Laminate flooring, radiator and cupboard housing the 'Alpha' gas combi boiler.

BEDROOM ONE 12'9" x 11'9" (3.9 x 3.6)



With fitted wardrobes running the length of one wall, radiator and uPVC window

BEDROOM TWO 8'9" x 8'9" (2.67 x 2.69)



With front facing uPVC window and radiator

SHOWER ROOM/W.C. 6'3" x 5'3" (1.92 x 1.62)



With shower cubicle, vanity wash basin and W.C. Tiling to the walls, heated towel rail and uPVC opaque window

OUTSIDE



Double gates open onto a concreted drive leading past the lawned front garden to the concrete sectional detached Garage. The rear garden is mainly lawned with established beds and hedging with paved seating area.

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi detached 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 driveway 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

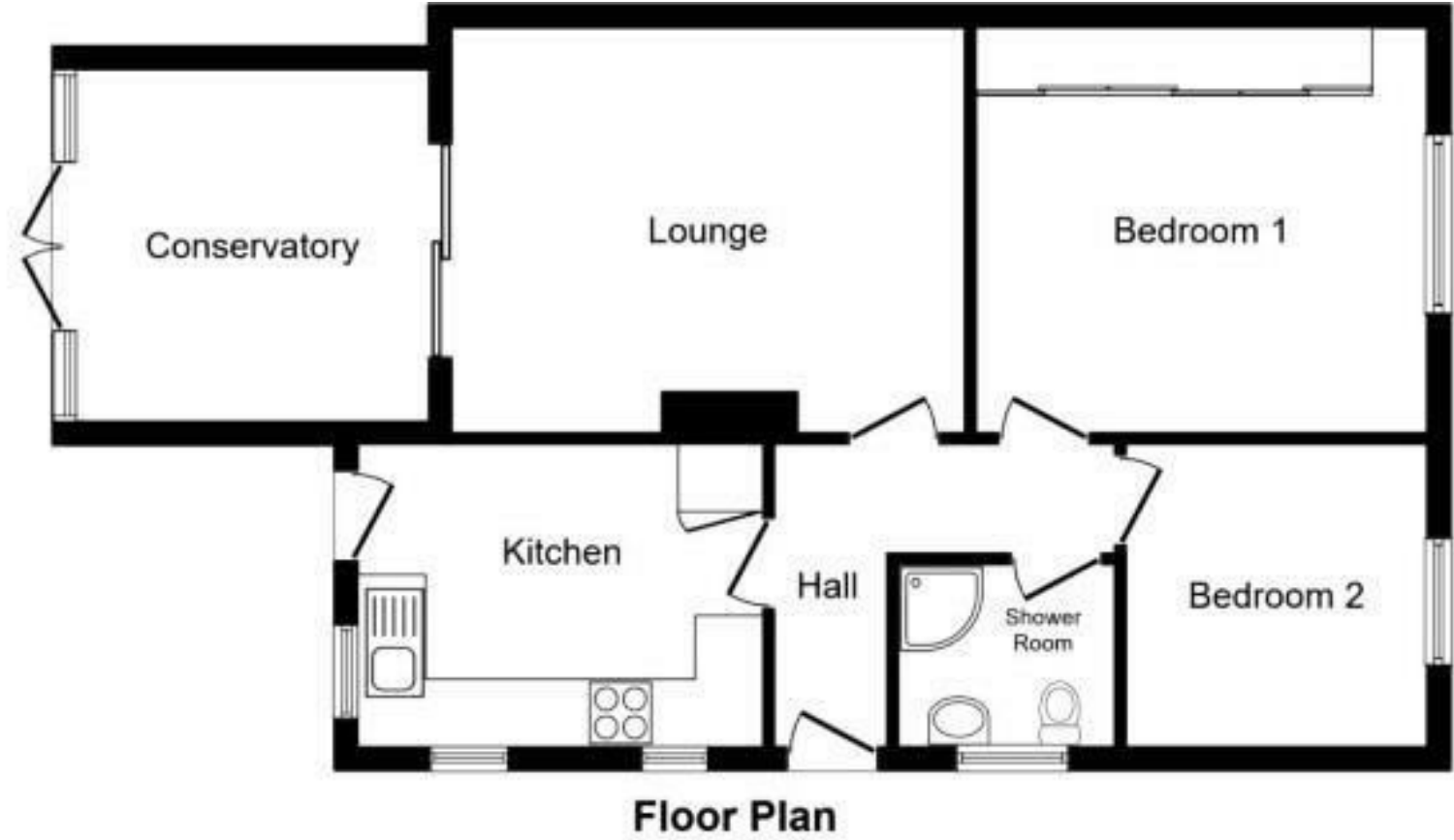
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

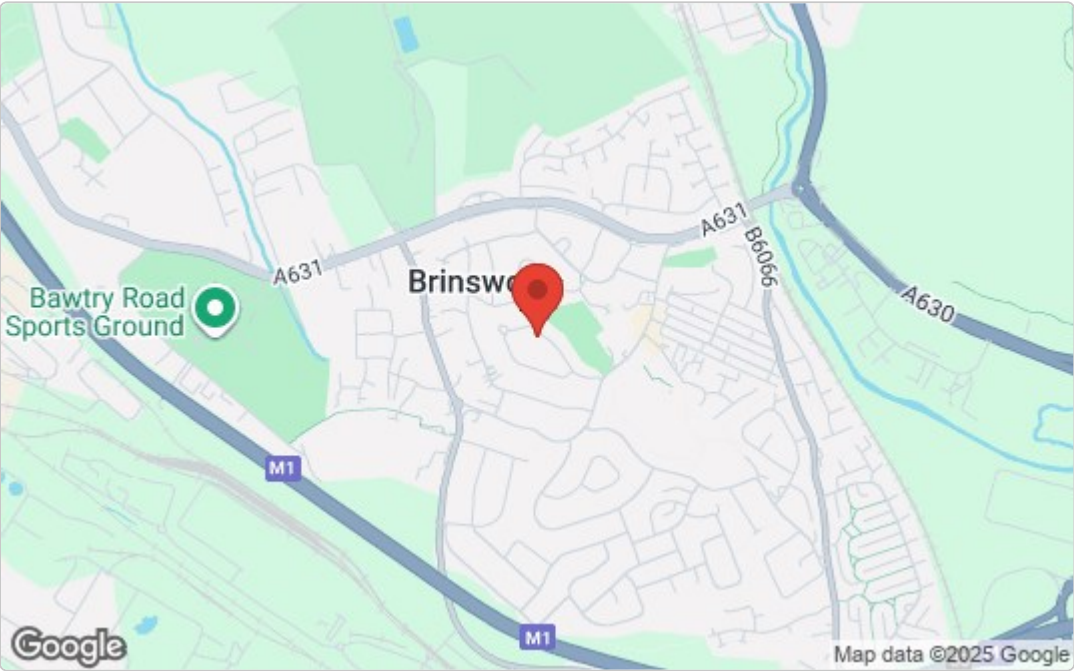
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

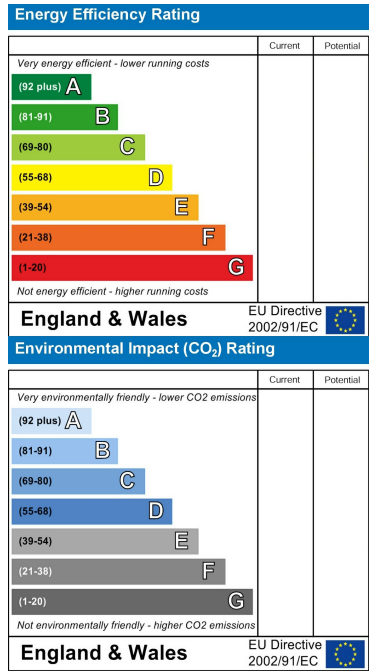
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

