



48 Whitecroft Crescent, Brinsworth, Rotherham, S60 5HW

Asking Price £85,000

New to the market, this modern maisonette style, one bedroom apartment, located in the sought out location of Brinsworth, which has great public transport links, great motorway access and plenty of local amenities.

Entrance

You enter the apartment from the ground floor, private entrance door and enter a small entrance way, with storage cupboard and carpeted stairs to the landing, to access the bedroom, kitchen, bathroom and lounge.

Lounge 17'1" x 11'4" (5.23 x 3.46)

Overlooking the front of the property, is the spacious, neutral lounge with grey carpets and painted walls. The lounge offers lots of natural light, making it a welcoming, bright space.

Kitchen 8'0" x 7'10" (2.44 x 2.39)

This modern kitchen, with integrated oven and hob, has plenty of cupboards for storage in a lovely matt grey, with contrasting wooden finish countertop and white tiled floor.

Bathroom 7'10" x 4'9" (2.40 x 1.47)

A neutrally decorated, bright, family bathroom with three piece white suite which consists of a wash basin, WC and bath with an over the bath shower.

Bedroom 12'6" x 11'0" (3.83 x 3.36)

The double bedroom overlooks the rear of the property and is finished with grey carpets and grey painted walls, including a storage cupboard.

Garden

The front garden has shared path access. The rear garden, situated at the back of the building, which is accessed from the shared path, is secure and offers plenty of grassed area.

Material Information

Council Tax Band A

Tenure Leasehold

Property Type Flat

Construction type Brick built

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

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>

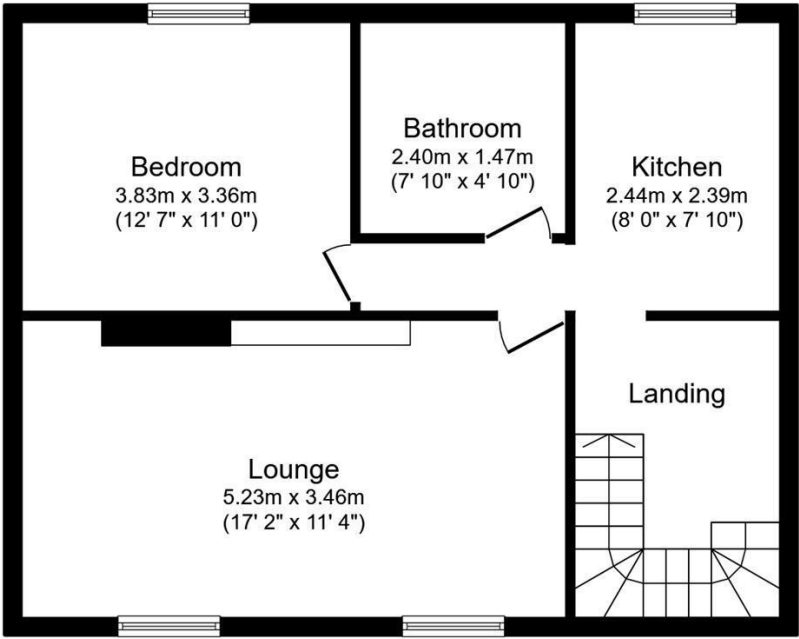
Planning permissions N/A

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

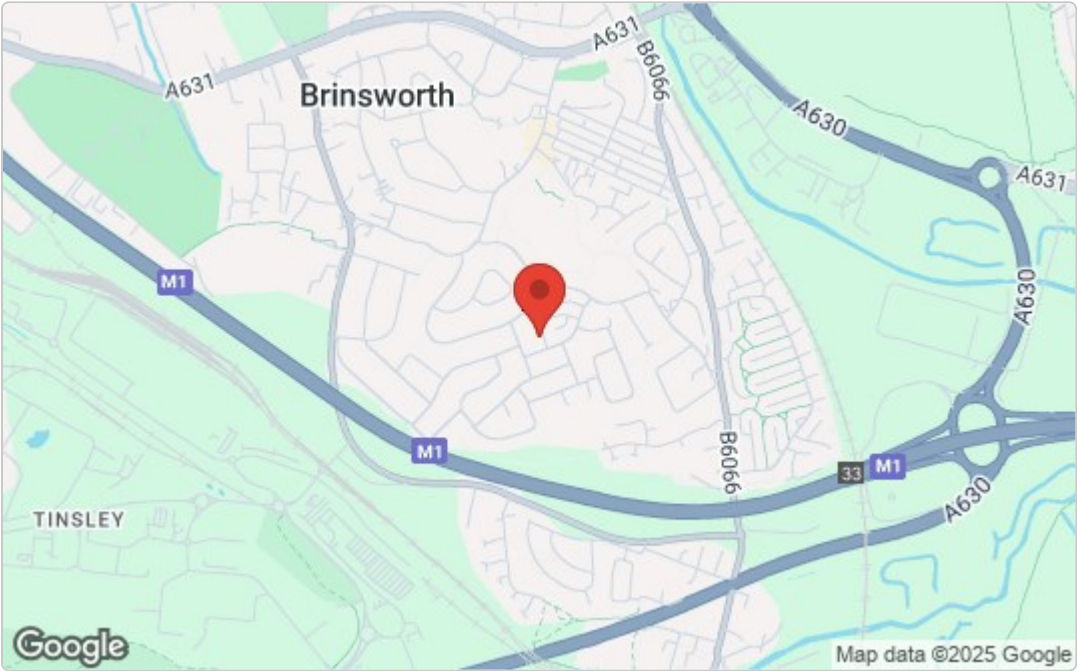


Floor Plan
Floor area 61.0 sq.m. (657 sq.ft.)

Total floor area: 61.0 sq.m. (657 sq.ft.)

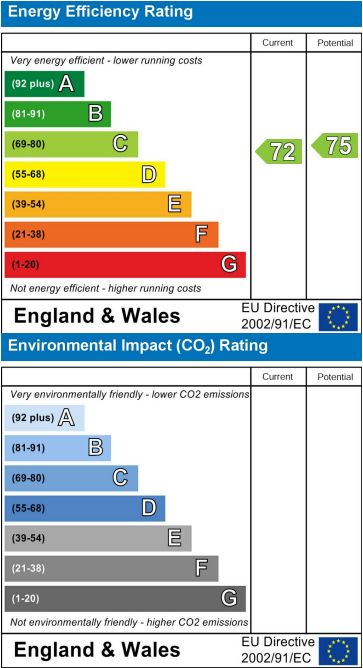
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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

Tel: 01709 375591 E-mail: 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

