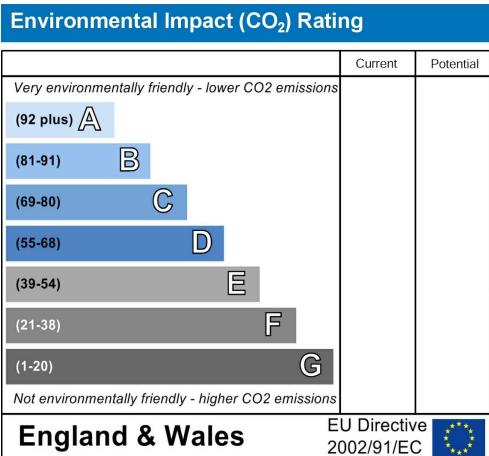
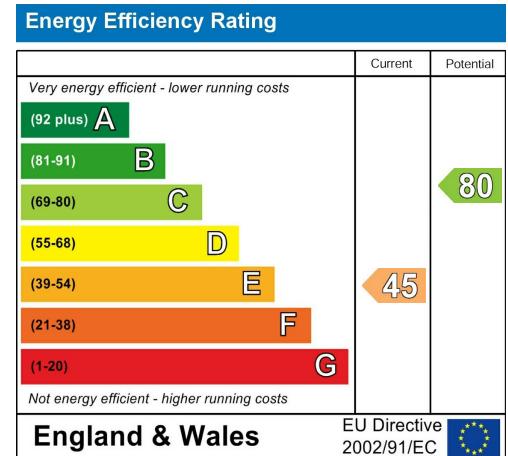
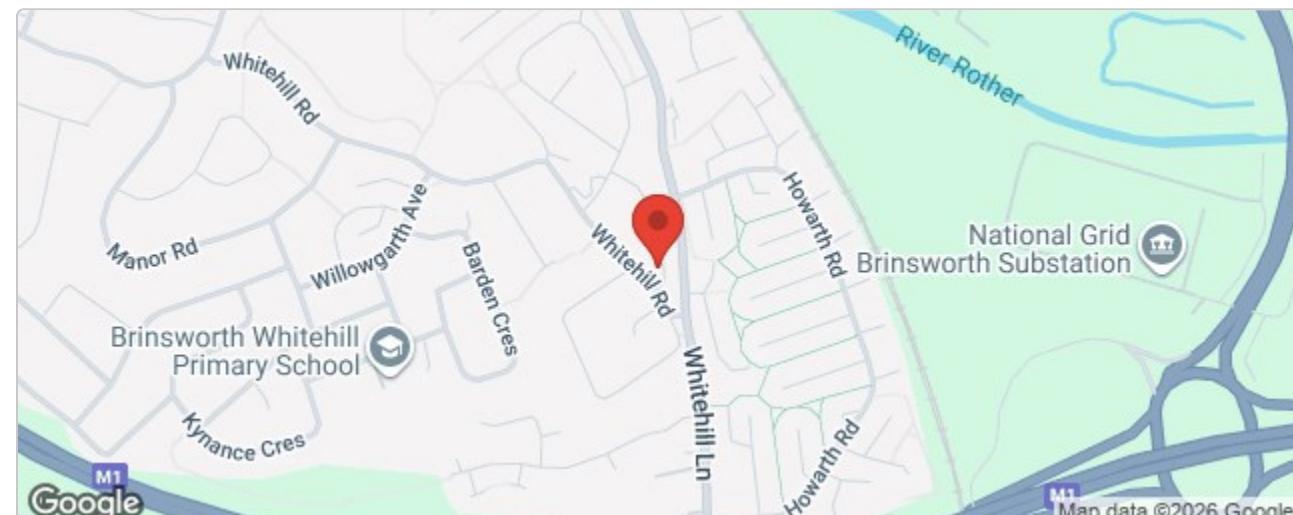


Energy Efficiency Graph



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.

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our website Merryweathers.co.uk for a free valuation.



**161 Whitehill Road, Brinsworth,
Rotherham, S60 5JQ**
Offers In The Region Of £60,000

Key Points

One double bedoomed townhouse. With no vendor chain. Property comprises Lounge, Kitchen, First floor double Bedroom. Bathroom. Outside communal gardens with parking

- ONE DOUBLE BEDROOM
- LOUNGE
- LEASEHOLD
- NO CHAIN
- INVESTMENT OPPORTUNITY TO RENOVATE



About This Property

Entrance

Living Room 13'7" x 12'6" (4.14m x 3.81m)

With wall mounted gas fire. Stairs rise to first floor

Kitchen 8'3" x 5'4" (2.54m x 1.64m)

Base and wall units. Sink and window.

First Floor

Landing with doors leading to bedroom and bathroom.

Bedroom 8'5" x 12'6" (2.57m x 3.82m)

Bathroom 8'3" x 5'1" (2.53m x 1.56m)

With bath, W.C. and wash basin. Tiling and window.

Outside

Communal grounds. Outside bin store. Parking space

Material information

Council Tax Band A

Tenure Leasehold

Property Type One Bedrooomed town house.

Construction type Brick built

Heating Type: Gas fire

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: Shared 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.xhtr>

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

