

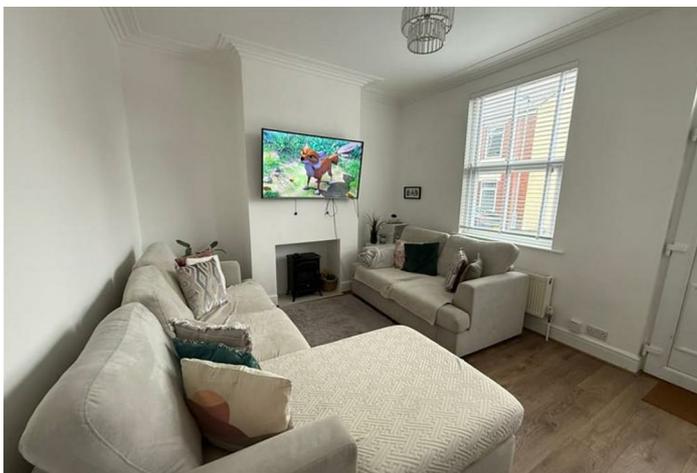
The logo for Churchills, featuring the word 'Churchills' in a stylized, red, outlined font with a white drop shadow, set against a dark blue background.

North Street

Rawmarsh, Rotherham S62 5NH

- TWO BEDROOM PLUS ATTIC
 - NEWLY RENOVATED
- GAS & ELECTRIC CERTIFICATES
- ENCLOSED PAVED GARDEN
- END TERRACE HOUSE
- NEW MODERN INTERIOR
- SECURITY ALARM SYSTEM
- EPC RATING TBC

Offers In The Region Of £135,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway open into:

LOUNGE

13'4" * 11'3"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Laminate wood effect flooring. Wiring for wall mounted TV.

INNER LOBBY

Stairs to first floor landing.

KITCHEN/DINER

12'6" * 12'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising electric oven and five burner hob with chimney type extractor over. Single drainer enameled sink unit with mixer tap. Space for American fridge/freezer. Doorway to cellar. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway.

BEDROOM ONE

13'1" * 11'3"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Wiring for a wall mounted TV.

BEDROOM TWO

9'2" * 6'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM

9'2" * 5'6"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Fully tiled to all walls and floor. Heated towel rail.

ATTIC ROOM

17'8" * 13'1"

Double glazed Velux window to roof elevation. Wall mounted combination boiler. Storage to eaves. Double panelled central heating radiator. Fully rendered walls and ceiling in this room.

OUTSIDE AND GARDENS

To the rear is a good size fenced and walled garden that is paved with patio area.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in

preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham MBC
Council Tax Band A
EPC Rating E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.