



2 March Flatts Villas March Flatts Road, Thrybergh, Rotherham, S65 4HJ

Offers In The Region Of £160,000

With spectacular views to rear. A viewing is recommended of this recently decorated two bed roomed mid town house with newly fitted kitchen, modern bathroom. Comprising of modern kitchen units, newly fitted electric oven, gas hob and extractor fan. Downstairs W.C. Newly carpetted hallway, stairs and bedrooms.

New flooring to kitchen, W.C. and bathroom. Parking to front. Rear enclosed garden mainly laid to lawn with spectacular field views to rear. Situated within the suburb of Thrybergh with access to local amenities, Schools and transport networks to Rotherham and Sheffield.

Entrance Hallway

With stairs rising to first floor, ground floor W.C. Central heating radiator. Doors open to lounge and kitchen.

Kitchen 10'10" x 6'2" (3.31m x 1.88m)



Fitted with Modern base and wall units, worktops and splashbacks.. Newly fitted integrated electric oven, gas hob , extractor fan and sink unit. Front UPVC window. Space for washing machine and fridge/freezer. New flooring.

Open Plan Lounge/ Dining area 17'5" x 13'3" (5.32m x 4.05m)



With rear UPVC double glazed Patio doors overlooking garden and fields beyond. UPVC double glazed windows. Gas central heating radiator and laminate flooring.

Ground Floor W.C. 6'3" x 2'11" (1.91m x 0.89m)



Modern suite with low flush W.C. wash hand basin and front UPVC window.

First Floor

Stairs rise to first floor landing. Access to partially boarded loft with loft ladder and lighting. Doors open to two bedrooms and bathroom. New carpets.

Bedroom One 13'3" x 10'0" (4.04m x 3.07m)



Large Carpetted bedroom. UPVC window and gas central heating radiator.

Bedroom Two 13'3" x 10'6" (4.06m x 3.22m)



Large carpetted bedroom UPVC window, field view and gas central heating radiator. Storage cupboard.

Bathroom 8'11" x 5'7" (2.73m x 1.71m)



Comprising of suite in white, comprising of bath, sink and low flush W.C. Partial tiling and heated towel rail.

Outside



Front driveway and path leads to front door. Rear enclosed garden with fencing and borders. Mainly laid to lawn with patio area and spectacular views overlooking fields.

Material Information

Council Tax Band A

Tenure Freehold

Property Type TWO BEDROOMED MID TOWN HOUSE

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: Drive

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

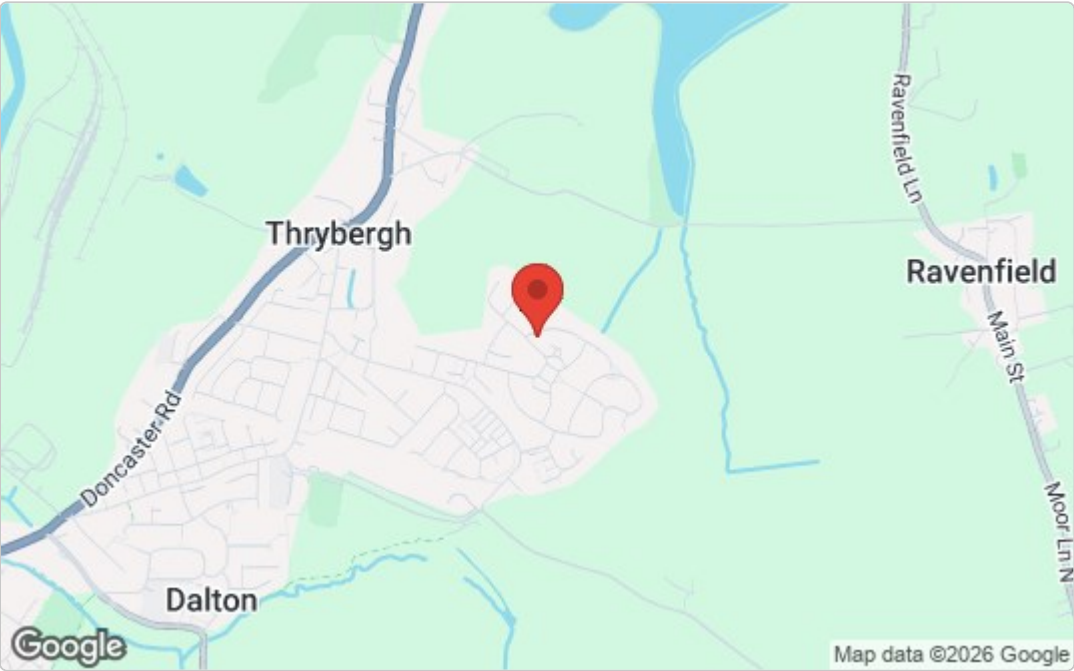
<https://www.groundstability.com/public/web/home.xhtml>

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

AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

Area Map



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Energy Efficiency Graph

