



### 3 bed semi-detached house to buy in S61

Orchard Flatts Crescent, Rotherham, Rotherham, South Yorkshire, S61 4AS

**£90,000** Starting Bid

 x3  x2  x2

Tenure  
**Freehold**

### Property features

- ✓ For sale by Secure Sale Online
- ✓ Three bedroom
- ✓ Vacant property
- ✓ Semi-detached property
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Other
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale by Secure Sale Online Bidding. Terms and Conditions apply

Three bedroom end terrace with ample rear garden. Entrance hallway provides access to the large front facing lounge with patio doors leading to the rear dining room area with access to ground floor large wet room ideal for disabled access users.

The kitchen has fitted high and low units with further access to the incorporated outhouses and extra utility area and rear garden access.

To the first floor is the the family bathroom with white suite including paneled bath wash basin with pedestal top flush w/c and vinyl to the floor.

The rear double bedroom has been redecorated with new carpet and overlooks the garden. To the front is another double bedroom along with a further single bedroom. There is a storage area cupboard housing the boiler on the landing.

Ideally located within walking distance of wingfield academy minutes from local shops and amenities with good public transport and road links to Kimberworth, greasbrough and the m1 motorway .

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1963

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Wet room

Restrictions: No

Heating: Other

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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