Galway Close, Rawmarsh Rotherham S62 5QT
Offers in the Region of £110,000
• Three Bedroom Mid Town House
• Three Good Sized Bedrooms
• Available With No Onward Chain
• Off Road Parking and a Garage
• Cul De Sac Location, Ideal For Families
• Viewing Strongly Advised

This three bedroom property is COMPETITIVELY PRICED and provided for sale with NO ONWARD CHAIN. It has a large main reception room running the full depth of the property, three good sized bedrooms, Garage and a driveway for off street parking and a generous rear garden making it the IDEAL FAMILY PURCHASE. It is situated within a popular Rawmarsh location with Schools, amenities and public transport all close by. In brief the property comprises: Entrance, Hallway, Through Lounge and Dining Room, Kitchen, First Floor Landing, Bedroom One with fitted wardrobes, Bedroom Two and Bedroom Three with two fitted cupboards. Shower room. Outside is an Off Road Drive, Delightful Rear Garden and a Separate Garage. Viewing Strongly Advised.

**Entrance**
Enter the property via a front facing double glazed door with decorative opaque panels into the Hall.

**Hall**
Providing access to the Lounge and stairs rising to the First Floor Landing. Central heating radiator.

**Lounge and Through Dining Room 22’ 4” x 11’ 0” (6.80m x 3.35m)**
Running the full depth of the house this large reception room has both front and rear facing double glazed windows. A focal point to the Lounge area is a gas fire set in feature hearth. Two central heating radiators. Decorative coving to the ceiling.

**Kitchen 8’ 3” x 7’ 8” (2.51m x 2.34m)**
With a selection of wall and base units with complementary work surfaces over, inset stainless steel sink with a mixer tap over beneath a rear facing double glazed window. Partial tiling to splash prone areas, plumbing for a washing machine, useful under stairs storage cupboard and a central heating radiator. Door providing external access to the rear garden.

**First Floor Landing**
Providing access to Bedrooms One, Two, Three and the Bathroom.

**Bedroom One 14’ 3” x 9’ 1” (4.34m x 2.77m)**
Having a front facing window, a range of fitted wardrobes and a central heating radiator.

**Bedroom Two 9’ 1” x 8’ 1” (2.77m x 2.46m)**
Rear facing double glazed window and a central heating radiator.

**Bedroom Three 9’ 8” x 6’ 0” (2.94m x 1.83m)**
With a front facing double glazed window, central heating radiator and Two fitted storage cupboards.

**Bathroom**
Fitted with a three piece suite comprising of a corner shower, low flush WC and a pedestal wash hand basin. Tiling to the walls, rear facing double glazed opaque window and a heated towel rail.

**Outside and Garage**
A drive to the front provides an off road parking space. To the rear the property has a delightful private garden with a range of colour coming from a mixture of plants and shrubs. The property also has a garage located at the end of the row of houses which has an up and over door.
Energy Performance Certificate

36, Galley Close, Rawmarsh, ROTHERHAM, S62 5DT

Dwelling type: Maisonette House
Date of measurement: 25 January 2019
Date of certificate: 25 January 2019

Use this document for:
- Compare current ratings of properties to see what properties are more energy efficient
- Find out how you can save energy and money by installing improved insulation

Estimated energy costs of housing for 3 years:
- €2,754

Costs you could save:
- €1,500

Estimated energy costs of this home:
- €2,754

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating, the lower your running costs are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

Top actions you can take to save money and make your home more efficient

Recommended measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Increase wall insulation to 7.5cm</td>
<td>€100 - €200</td>
<td>€70 - €120</td>
</tr>
<tr>
<td>2. Floor insulation (suspended floor)</td>
<td>€900 - €1,500</td>
<td>€172</td>
</tr>
<tr>
<td>3. Low energy lighting for all fixed lights</td>
<td>€15</td>
<td>€20</td>
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</tbody>
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See page 3 for a full list of recommendations for this property.
FREE Property Valuation & Appraisal

We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk

Energy Performance Certificate (EPC)

If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage

Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. TENURE & PLANNING PERMISSION: We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. PHOTOGRAPHY: In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. UNOCCUPIED PROPERTIES: If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. VIEWING: Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.