Dickens Road, Rawmarsh  ROTHERHAM S62 5PJ

Guide Price £110,000 to £120,000
Guide Price £110,000 to £115,000 - Available with No Onward Chain is this delightful Three Bedroom Semi Detached Family House, having been a much loved home for many years viewing is strongly advised. Situated close to many local amenities including Schools, Shops and Country Walks. In brief the property comprises: Entrance, Hallway, Kitchen. Dining Room with French doors leading out to the Garden and Open Arch to the Lounge, First Floor Landing, Bedrooms One, Two, Three and the House Bathroom. Outside are gardens to the Front, Rear and a Drive which leads onto the Detached Garage.

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

**Hallway**
Spacious communal area providing access to the Kitchen and stairs rising to the First Floor Landing. Central heating radiator.

**Kitchen 11' 0" x 7' 4" (3.35m x 2.23m)**
Fitted with a range of base units with complementary work surfaces over. Inset 2 stainless steel sinks with a mixer tap over. Space and plumbing for a gas oven and washing machine. Useful understairs storage cupboard. Partial tiling to the walls. Door provides external access. Door leads onto the Dining Room.

**Dining Room 11' 1" x 10' 6" (3.38m x 3.20m)**
Great second reception room with double glazed french doors leading out onto the rear garden. Central heating radiator.

**Lounge 12' 5" x 10' 9" (3.78m x 3.27m)**
Good sized principle reception room with a front facing double glazed window, central heating radiator and coving to the ceiling.

**First Floor Landing**
Providing access to Bedrooms One, Two, Three and the Bathroom. Side facing, double glazed, opaque window. Useful storage cupboard.

**Bedroom One 12' 0" x 10' 6" (3.65m x 3.20m)**
With a front facing double glazed window and central heating radiator.

**Bedroom Two 11' 1" x 9' 6" (3.38m x 2.89m)**
Rear facing double glazed window and a central heating radiator.

**Bedroom Three 8' 5" x 7' 10" (2.56m x 2.39m)**
Front facing double glazed window, central heating radiator and fitted storage.

**Bathroom**
Delightful bathroom with a fitted three piece suite in white comprising: Paneled bath with shower over, pedestal wash hand basin and a low flush WC. Partial tiling to the walls, central heating radiator plus 2 windows including a rear facing, double glazed, opaque window.

**Outside**
With a garden to the front and drive which leads onto the Detached Garage. The rear garden is mainly laid to lawn enclosed by mature shrubs and fenced around all sides.

**Garage**
Accessed via an up and over door and also a side door.
This property's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

### Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Energy Use (kWh/m² per year)</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>4,330</td>
<td>2,570</td>
</tr>
<tr>
<td>Hot water</td>
<td>1,150</td>
<td>701</td>
</tr>
<tr>
<td>Lighting</td>
<td>690</td>
<td>250</td>
</tr>
<tr>
<td>Total</td>
<td>5,110</td>
<td>3,520</td>
</tr>
</tbody>
</table>

**England & Wales**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel costs will be.

### Environmental Impact (CO₂) Rating

<table>
<thead>
<tr>
<th>CO₂ Emissions (tonnes per year)</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon dioxide</td>
<td>4.2</td>
<td>2.3</td>
</tr>
</tbody>
</table>

**England & Wales**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the greater the environmental impact.
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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.

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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.

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