

## Floor Plan

57 Church Street, Greasbrough, Rotherham, S61 4DY



Total Area: 55.5 m<sup>2</sup>  
All measurements are approximate and for display purposes only  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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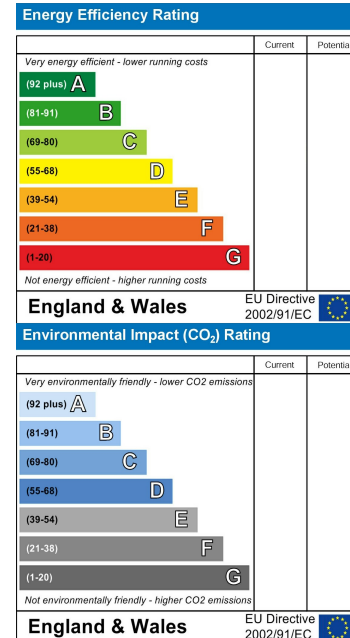


57 Church Street, Greasbrough, Rotherham, South Yorkshire, S61 4DY

**£110,000**

Offered with VACANT POSSESSION and NO UPWARD CHAIN is this CHARMING TWO BEDROOM STONE FRONTED COTTAGE. Located within this highly regarded village, the property, unlike most, benefits from its own REAR GARDEN and seating area. The accommodation briefly comprises; Lounge, Kitchen, Two Bedrooms, Bathroom and Rear Garden. Placed Within easy reach of local amenities including shops, pubs and public transport facilities. Beautiful Countryside walks on the doorstep with Wentworth Estate close by and easy access to M1 Motorway network.

## Energy Efficiency Graph



## Lounge



4.25 x 5.10

Front facing entrance door gives access. Double glazed windows to front and rear, central heating radiator, storage cupboard and characterful feature fire place with living flame gas fire.

## Kitchen



2.11 x 3.50

Fitted with a range of traditional style wall base and drawer units with complimentary roll edge work top incorporating a single sink and drainer unit with mixer tap. Integrated appliances include fridge, electric oven with four ring hob and extractor over. tiling to splash back height, central heating radiator, rear facing double glazed window and side facing entrance door.

## Bedroom One



4.25 x 4.08

Front facing double glazed window, central heating radiator and built in wardrobes.

## Bedroom Two



2.11 x 2.06

Rear facing double glazed window and central heating radiator.

## Bathroom



1.74 x 2.21

Fitted with a white suite comprising of panelled bath with attached shower, pedestal wash hand basin and low flush WC. Central heating radiator and double glazed opaque window.

## Outside



To the rear is a patio area along with shared pathway across. The property is the only on the row to benefit from a rear garden area, mainly laid to lawn with a variety of plant and shrub borders along with brick built storage shed.