



## Fulmar Way, Rotherham, S61

**£167,750**

None

**Tenure:** Freehold, **Bedrooms:** 3

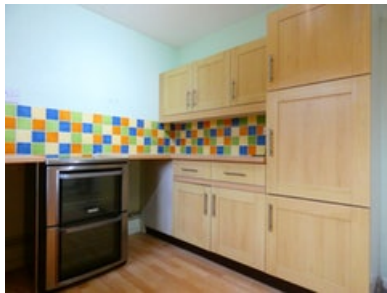
Guide Price £160,000 to £170,000 We are delighted to present this Three Bed Semi Detached House located on the desirable Fulmar Way on the outskirts of Rotherham. The property offers an ideal family home recently extended! The property comprises:

## Key features:

- Ideal Family Home
- Spacious Living Room
- Family Bathroom & large Shower Room
- Enclosed Garden
- Close To Local Amenities
- Desirable Location
- No Onward Chain
- 2 spacious upstairs bedrooms
- Downstairs Bedroom/reception

## Extra info:

- **Property Age:** 53 years
- **Council Tax:** Band B (£1391.82 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



*We are delighted to present this Three Bed Semi Detached House located on the desirable Fulmar Way on the outskirts of Rotherham. The property offers an ideal family home recently extended! The property comprises: Three generous sized bedrooms, family bathroom with bath, spacious living room with dining area & kitchen with access to the garden. To the outside of the property is an enclosed garden with mature shrubs, patio area & private driveway with additional on street parking. Close to local amenities, public transport routes, schools catchment area, nearby countryside walks, a short drive to Rotherham, Sheffield & motorway networks. Ideal Family Home & investment opportunity, viewing highly recommended.*

## **Porch**

Entering the property through to the Entrance Porch.

## **Living Room**

Well presented large Living Room with power points, TV point, single radiator, ample room for a dining area & a double glazed bay window.

## **Shower Room**

Located on the ground floor is a modern Shower Room with wash basin, toilet & heated towel rail.

## **Kitchen**

Spacious Kitchen with a freestanding oven/grill & hob, ceiling extractor, room for additional appliances, worktops with sink & drainage, power points, single radiator, double glazed window & single door leading to the Enclosed Garden.

## **Master Bedroom**

Located on the ground floor is a Master Double Bedroom with a double glazed window, single radiator, power points & single door leading to the Enclosed Garden.

## **Family Bathroom**

Family Bathroom with bath & over head shower, wash basin, toilet, single radiator & double glazed frosted window.

## **Bedroom Two**

Double Bedroom with built in storage, double glazed window, power points & single radiator.

## **Bedroom Three**

Double Bedroom with a double glazed window, power points & single radiator.

## **Outside**

Enclosed garden with mature shrubs, patio area & private driveway to the front of the property.

Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate

**15, Fulmar Way, Thorpe Hesley, ROTHERHAM, S61 2PE**

**Dwelling type:** Semi-detached house      **Reference number:** 8121-7222-6019-1829-0992  
**Date of assessment:** 11 December 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 11 December 2019      **Total floor area:** 91 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,881</b>
<b>Over 3 years you could save</b>	<b>£ 174</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 174 over 3 years                 </div>
Heating	£ 1,356 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 324 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 1,881</b>	<b>£ 1,707</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		87
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

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

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

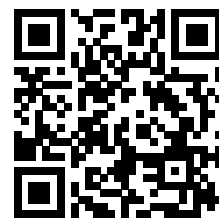
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 858

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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