

Rainbow Avenue,

william h brown

welcome to

Rainbow Avenue,

Located on Rainbow Avenue in S12, this three-bedroom semi-detached home features spacious living areas, a private garden, a modern kitchen, and convenient access to schools and transport links.













Porch

Having an entrance door and further door leading to the hall.

Hall

Stairs leads to the first floor accommodation

Wc

Having a wc and wash hand basin. Side facing double glazed window.

Lounge

17' 8" x 10' 4" (5.38m x 3.15m)

Having front and rear facing double glazed windows and two radiators.

Kitchen

12' 8" x 12' (3.86m x 3.66m)

Having a range of wall and base units, inset sink with Granite work tops. Integrated fridge, freezer and dishwasher. Electric oven and hob, rear facing double glazed window and radiator. An opening leads to the conservatory. Cupboard which has plumbing for a washing machine.

Conservatory

11' 7" x 8' 5" (3.53m x 2.57m)

Having double glazed window and French doors leading to the rear garden.

Landing Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Side and rear facing double glazed windows and radiator.

Bedroom Two

12' 7" x 10' 4" (3.84m x 3.15m)

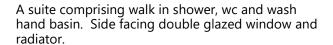
Front facing double glazed window and radiator.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

Rear facing double glazed window and radiator.

Wet Room



Gardens

There are generous sized lawned gardens to the side and rear of the property. There is gated access into Shirebrook Valley via the rear garden.

Agents Note

Currently the vendors details do not match the registered title as land registry Please ask the branch for more details.





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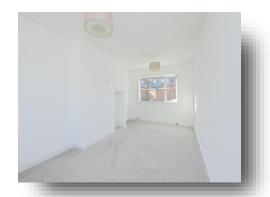
Rainbow Avenue,

- · Semi detached property
- Three bedrooms
- Dining kitchen
- Ideal for first time buyers
- Good access to local amenities

Tenure: Freehold EPC Rating: C

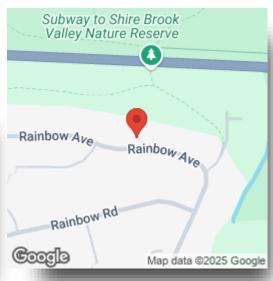
Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114089



Property Ref: CPK114089 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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