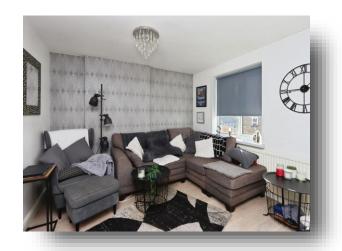


Rufford Rise,

welcome to

Rufford Rise,

**** GUIDE PRICE £200,000 - £210,000 **** Three-bedroom semi-detached home in popular Sothall, ideal for first-time buyers. Close to Rother Valley Country Park and Crystal Peaks. Don't miss out—call now to book your viewing!













Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Having a range of wall and base units, inset sink and rolled edge work surfaces. Electric oven and hob with extractor above. Integrated washing machine. Front facing double glazed window and radiator.

Dining Room

16' 9" x 7' 7" (5.11m x 2.31m)

Front facing double glazed window, radiator and laminate flooring.

Lounge

16' 4" x 11' 3" (4.98m x 3.43m)

Rear facing double glazed window and French doors leads to the rear garden, Radiator and staircase leading to the first floor accommodation.

Landing

Loft access can be obtained.

Bedroom One

10' x 8' 5" (3.05m x 2.57m)

Rear facing double glazed window, radiator and fitted wardrobes.

Bedroom Two

8' 6" x 8' 5" (2.59m x 2.57m)

Front facing double glazed window and radiator.

Bedroom Three

7' 7" x 6' 10" (2.31m x 2.08m)

Rear facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor and front facing double glazed window.

Gardens

To the rear of the property is a enclosed garden with paved seating area and shed.

Driveway

There is a drive to the front of the property.





welcome to

Rufford Rise,

Semi detached property

- Three bedrooms
- Two reception rooms
- May suit first time buyers
- Sought after area

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/CPK114731



Property Ref: CPK114731 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 quidance 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 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





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