



Sothall Green,

welcome to
Sothall Green,

****GUIDE PRICE £140,000-£150,000****This two-bedroom mid-terraced home in Beighton features a lounge, modern kitchen, conservatory, two bedrooms, and a shower room. Outside is a lawned garden with a paved seating area. Close to Sothall Green amenities, shops, schools, and transport links.



Porch

Providing access to the front entrance.

Living Room

Having a front facing double glazed window, radiator and electric fire.

Kitchen

Having a range of wall and base units, a rear facing double glazed window, radiator, an inset sink and a door leading to the conservatory.

Consevatory

Having a double door leading to the garden.

Landing**Bedroom One**

Having a front facing double glazed window and a radiator.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Shower Room

Having a double glazed rear facing window , WC, wash hand basin and shower suite.

Garden

Having a lawned rear garden with a paved seating area and pathway.



view this property online williamhbrown.co.uk/Property/CPK114315



welcome to Sothall Green,

Two bedrooms

- Mid-terraced
- Conservatory
- Lawned rear garden
- Access to local amenities

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114315



Property Ref:
CPK114315 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk