



Cornwell Close, Rawmarsh Rotherham S62 7NJ

welcome to

Cornwell Close, Rawmarsh Rotherham

£90,000 - £95,000 - YOU HAD ME AT.. OPEN FIELD VIEWS TO THE FRONT! Situated in this popular location is spacious 3 bedroom property. Making an excellent purchase for first time buyers, investors or growing families alike and offered with no chain - THIS MUST BE VIEWED! CALL NOW!



Entrance Porch

Having a front facing double glazed door.

Cloakroom

Fitted with a W.C & a hand wash basin.

Lounge

19' 8" to maximum point x 9' 5" to maximum point (5.99m to maximum point x 2.87m to maximum point)

Having a rear facing sliding door and front facing double glazed window,

Kitchen

12' 6" x 8' 7" (3.81m x 2.62m)

Fitted with wall and base units with work surfaces housing the sink & drainer unit. Having space for a cooker, fridge/freezer and plumbing for a washing machine. Also having a rear facing double glazed window and door.

Hallway

A useful storage cupboard houses the boiler.

Landing

Having an airing cupboard.

Bedroom One

10' 10" to maximum point x 9' 8" to maximum point (3.30m to maximum point x 2.95m to maximum point)

Having a rear facing double glazed window and two built in wardrobes providing hanging & storage space.

Bedroom Two

10' 8" to maximum point x 9' 8" to maximum point (3.25m to maximum point x 2.95m to maximum point)

Having a rear facing double glazed window and built in wardrobes providing hanging & storage space.

Bedroom Three

11' into recess x 6' 8" to maximum point (3.35m into recess x 2.03m to maximum point)

Having a front facing double glazed window and built in wardrobes and storage.

Shower Room

A modern style shower room fitted with a shower cubicle, wash hand basin and W.C. Being fully tiled and having a front facing double glazed window.

Front Garden

Patio area which is enclosed overlooking fields.

Rear Garden

Having a low maintenance rear yard.



view this property online williamhbrown.co.uk/Property/RTF111696



welcome to

Cornwell Close, Rawmarsh Rotherham

- Spacious three bedroom property with warm air central heating
- Excellent purchase for first time buyers/young families/investors
- Downstairs W.C
- Front & rear gardens
- Stunning open field views to the front

Tenure: Freehold EPC Rating: D

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF111696

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
RTF111696 - 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



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk