



Mulberry Close, Parkgate ROTHERHAM S62 6BW

welcome to

Mulberry Close, Parkgate ROTHERHAM

SHARING IS CARING! Available to purchase as a 50% share, cash buyers only - this 3 bed semi detached house boasts beautifully presented accommodation throughout, a drive & a delightful rear garden. Being well placed for schools, amenities & shops - CALL US NOW FOR MORE INFO!



Entrance Porch

Having a front facing double glazed door and a central heating radiator.

Lounge

14' x 13' 10" (4.27m x 4.22m)

Having the stairs leading to the landing, a central heating radiator and a front facing double glazed window.

Kitchen / Diner

13' 11" to maximum point x 10' 9" to maximum point (4.24m to maximum point x 3.28m to maximum point)

A beautiful chic style kitchen fitted with a range of wall and base units with co-ordinating work surfaces housing the sink & drainer unit and integrated oven with hob and extractor fan. There is also space/ plumbing for a fridge/freezer & a washing machine. Having a rear facing double glazed window, French doors leading to the garden and a central heating radiator.

Landing

Having a central heating radiator and providing access to the loft.

Bedroom One

8' 8" x 10' 9" plus recess (2.64m x 3.28m plus recess)

Having two front facing double glazed windows and a central heating radiator.

Bedroom Two

10' 10" to maximum point x 7' 8" to maximum point (3.30m to maximum point x 2.34m to maximum point)

Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

7' 9" to maximum point x 5' 11" to maximum point (2.36m to maximum point x 1.80m to maximum point)

Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with electric shower over, a hand wash basin and a W.C. Also having a central heating radiator and a side facing double glazed window.

Outside

To the front is a lawned garden and a driveway providing off road parking.

To the rear is a delightful lawned garden with a decked area and a lawned area enclosed with fencing.

Agents Note

Rent payable on the remaining share to Guinness partnership.

The price shown is for a 50% share.



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Mulberry Close, Parkgate ROTHERHAM

- Available to purchase 50% share - cash buyers only
- Beautifully presented three bedroom semi detached
- Well placed for amenities, schools & Parkgate Retail Park
- Driveway providing off street parking
- Delightful rear garden with decked area

Tenure: Leasehold EPC Rating: C

shared ownership

£82,500



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
RTF112234 - 0004

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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