



Badsley Moor Lane, Clifton Rotherham S65 2PS

welcome to

Badsley Moor Lane, Clifton Rotherham

GUIDE PRICE £110,000 - £120,000 - START THE DREAM HERE - This TWO bedroom mid terraced is offered to market boasting spacious accommodation throughout with a low maintenance rear yard. The ideal purchase for the First time buyer & being well placed for local amenities...VIEW NOW!



Lounge

11' 9" into chimney breast recess x 12' 9" (3.58m into chimney breast recess x 3.89m)
Having a front facing double glazed window & door and a central heating radiator.

Kitchen

12' 1" to maximum point x 13' 5" (3.68m to maximum point x 4.09m)
Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a rear facing window and door & a built in storage cupboard.

Bedroom One

11' 10" into chimney breast recess x 12' 9" (3.61m into chimney breast recess x 3.89m)
Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

Bedroom Two

13' 1" x 7' 9" (3.99m x 2.36m)
Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing window and a central heating radiator.

Outside

To the rear is a low maintenance yard.



view this property online williamhbrown.co.uk/Property/RTF114331



welcome to

Badsley Moor Lane, Clifton Rotherham

- Two bedroom mid terraced property
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- On street parking
- Low maintenance rear yard

Tenure: Freehold EPC Rating: D

guide price

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF114331](https://www.williamhbrown.co.uk/Property/RTF114331)



Property Ref:
RTF114331 - 0006

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



01709 829935



rotherham@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)