



Albert Road, Parkgate Rotherham S62 6AL

welcome to

Albert Road, Parkgate Rotherham

£100,000 - JUST STARTING OUT? - Situated in this popular location within close proximity to SCHOOLS, PARKGATE RETAIL WORLD & local amenities - this THREE bedroom mid terraced makes the ideal purchase for the FTB/investors alike...CALL NOW TO VIEW!!!



Lounge

12' 4" into chimney breast recess x 12' 7" (3.76m into chimney breast recess x 3.84m)
Having a front facing window & door and a central heating radiator.

Dining Room

13' 2" plus recess x 12' 4" into chimney breast recess (4.01m plus recess x 3.76m into chimney breast recess)
Having a rear facing window, a central heating radiator and built in storage cupboard.

Kitchen

10' 3" x 7' 9" (3.12m x 2.36m)
Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space and plumbing for a washing machine and a fridge/freezer. Having a side facing window & door.

Bedroom One

12' 4" into chimney breast recess x 12' 5" (3.76m into chimney breast recess x 3.78m)
Having a front facing double glazed window and a central heating radiator.

Bedroom Two

16' 9" to maximum point x 9' 7" into chimney breast recess (5.11m to maximum point x 2.92m into chimney breast recess)
Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

12' 4" x 18' 7" plus eaves (3.76m x 5.66m plus eaves)
Having a front & rear skylight, a central heating radiator and storage tot he eaves.

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 lawned garden with a patio and a

decked area.



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Albert Road, Parkgate Rotherham

- Three bedroom mid terraced property
- Well placed to local amenities & schools
- Ideal purchase for the FTB/investors alike
- Rear garden with patio & decked area
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114366 - 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.



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