





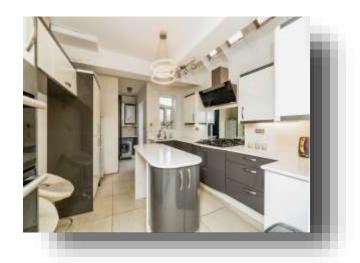




welcome to

Davis Street, East Dene Rotherham

£170,000-£180,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this three bedroom end terraced property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with three bathrooms & a generous sized rear patio...CALL TO VIEW!!!













Entrance Hall

Having a side facing door and the stairs to the landing.

Lounge

12' 11" into chimney breast recess x 15' 3" into bay window (3.94m into chimney breast recess x 4.65m into bay window)

Having a front facing double glazed bay window and a central heating radiator.

Dining Room

12' 11" x 13' 8" (3.94m x 4.17m)

Being open into the Kitchen having a rear facing double glazed window and a central heating radiator. Also providing access to the cellar.

Kitchen

18' 11" x 8' 11" (5.77m x 2.72m)

Fitted with wall and base units & a kitchen island housing the integrated hob, the oven and the extractor fan with coordinating worktops housing the sink & drainer. There is also space for a fridge/freezer. Having three side facing skylights, a rear facing double glazed window and a central heating radiator.

Utility

Having a side facing door leading to the rear of the property and space and plumbing for a washing machine.

Wet Room

Fitted with a shower, a hand wash basin and a W.C.

Landing

Having a central heating radiator and the stairs leading to the second floor.

Bedroom One

14' 4" into chimney breast recess x 13' (4.37m into chimney breast recess x 3.96m)

Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

Bedroom Two

11' x 13' 9" (3.35m x 4.19m)

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

Bathroom

Off from the second bedroom fitted with a bath with a shower over, a hand wash basin and a W.C. Having aside facing double glazed window and a central heating radiator.

Attic Room

14' x 19' 3" into chimney recess + recess (4.27m x 5.87m into chimney recess + recess)
Having a front facing double glazed window and a built in storage cupboard.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

Basement

A boarded and fully functional space fitted with a central heating radiator, electrics & spotlights to the ceiling,

Outside

To the rear is a long, generous sized patio enclosed with fencing.





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Davis Street, East Dene Rotherham

- Three bedroom end terraced property
- Ideal purchase for the FTB/small family buyer
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Generous sized rear patio

Tenure: Freehold EPC Rating: G

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114375



Property Ref: RTF114375 - 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.

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