









# welcome to

# **Roughwood Road, Rotherham**

GUIDE PRICE £150,000 - £160,000 - TIME TO FLY THE NEST? - Making a perfect purchase for first time buyers or a young family. This three bedroom semi-detached property boasts OFF ROAD PARKING & a generous sized GARDEN to the rear with summer house. Being ideally placed for local amenities- CALL NOW!













#### **Entrance Hall**

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

## Lounge

13' x 12' 9" ( 3.96m x 3.89m )

Having a front facing double glazed window, a central heating radiator and French doors leading to the Kitchen / Diner.

#### Kitchen

19' 1" x 9' 6" ( 5.82m x 2.90m )

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer, a dishwasher and a washing machine. Having a side facing double glazed door, a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

## Landing

Having a side facing double glazed window, a built in storage cupboard and providing entry to the loft.

#### **Bedroom One**

11' to maximum point x 10' 6" to maximum point ( 3.35m to maximum point x 3.20m to maximum point ) Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Two**

12' 7" x 9' 1" ( 3.84m x 2.77m )

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

## **Bedroom Three**

7' 9" x 8' 7" ( 2.36m x 2.62m )

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

## **Bathroom**

Being fully tiled and fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side and rear facing double glazed window, and spotlights to the ceiling.

#### Outside

To the front is a drive providing off road parking.

To the rear is lawned garden with a patio area, a summer house and a BBQ area enclosed with plastic fence.





# welcome to

# Roughwood Road, Rotherham

- Three bedroom semi-detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Drive providing off road parking
- Rear garden with patio and summer house

Tenure: Freehold EPC Rating: C

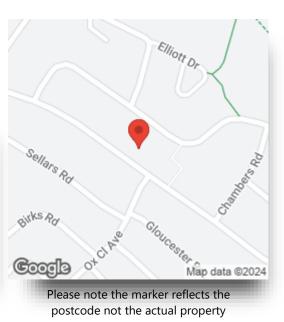
guide price

£150,000 - £160,000









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Property Ref: RTF114382 - 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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