

# **Richmond Park Avenue, Rotherham S61 2JE**



## welcome to

## **Richmond Park Avenue, Rotherham**

£150,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this three bedroom semi detached property offering the ideal purchase for the FTB/small family buyer. Boasting spacious and well presented accommodation throughout with a rear garden & patio.













#### **Entrance Hall**

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

#### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. Having a rear facing double glazed window.

#### Lounge

12' to maximum point x 11' 8" to maximum point ( 3.66m to maximum point x 3.56m to maximum point ) Having a front facing double glazed window and a central heating radiator.

#### Kitchen

18' 6" into recess x 9' 6" into recess ( 5.64m into recess x 2.90m into recess )

Fitted with wall and base units housing the integrated hob, the oven and extractor fan along with washing machine and worktops housing the sink & drainer. Having a rear facing double glazed window and a central heating radiator.

#### Landing

Having two built in storage cupboards and providing entry to the loft.

#### **Bedroom One**

11' 9" to maximum point x 12' 1" to maximum point ( 3.58m to maximum point x 3.68m 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' 2" to maximum point x 8' 10" to maximum point ( 3.71m to maximum point x 2.69m to maximum point ) Having two rear facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Three**

6' 1" to maximum point x 7' 4" to maximum point ( 1.85m to maximum point x 2.24m to maximum point ) Having a front 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 double glazed obscured window, a heated towel rail and an extractor fan.

#### Outside

To the rear is a lawned garden with a patio area & a shed providing outdoor storage.





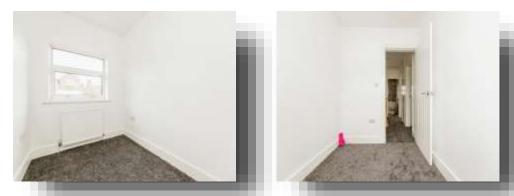
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## **Richmond Park Avenue, Rotherham**

- Three bedroom semi detached property
- Spacious and well presented throughout move in ready
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities & transport links
- Rear garden & patio

Tenure: Freehold EPC Rating: D

# £150,000



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Property Ref: RTF114036 - 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.

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