



Rockcliffe Road, Rawmarsh Rotherham S62 6LX

welcome to

Rockcliffe Road, Rawmarsh Rotherham

£100,000 - TAKE YOUR FIRST STEPS - This two bedroom mid terraced property is offered to market boasting well proportioned rooms throughout. Well placed to local amenities, transport links & schools making the ideal purchase for the FTB/small family buyer...CALL NOW TO VIEW!



Entrance Porch

Having a side facing double glazed door along with a front & side facing double glazed window.

Lounge

12' 2" into chimney breast recess x 11' 9" (3.71m into chimney breast recess x 3.58m)

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

Kitchen

12' 9" x 13' 4" (3.89m x 4.06m)

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 double glazed window and door and a central heating radiator.

Bedroom One

13' into chimney breast recess x 12' 4" (3.96m into chimney breast recess x 3.76m)

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

Bedroom Two

12' 1" x 9' 7" into chimney breast recess (3.68m x 2.92m into chimney breast recess)

Having a front facing double glazed window, a central heating radiator and a built in storage cupboard. Also providing entry to the loft.

Bathroom

Fitted with a bath and a separate cubicle, a hand wash basin and a W.C. Having a front facing double glazed window and a central heating radiator.

Outside

To the rear is an enclosed lawned garden with a patio area.



check out more properties at williamhbrown.co.uk



welcome to

Rockcliffe Road, Rawmarsh Rotherham

- Two bedroom mid terraced property
- Ideal purchase for the FTB/small family
- Spacious accommodation throughout
- Well placed to local amenities/transport links/schools
- Rear garden & patio

Tenure: Freehold EPC Rating: D

from

£100,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
RTF114653 - 0002

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.

Not for marketing purposes INTERNAL USE ONLY



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk