

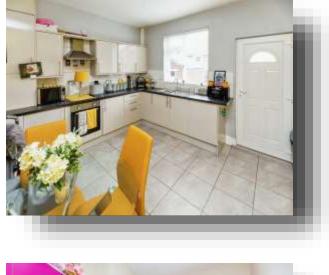
Main Street, Rawmarsh Rotherham S62 5QP



welcome to

Main Street, Rawmarsh Rotherham

£115,000-£120,000 - FIRST STEP ON THE LADDER? - Offered to market is this two bedroom end terraced property offering well presented & spacious accommodation throughout making the ideal purchase for the FTB/investors alike...Being well placed to local amenities, transport links & schools...CALL NOW!













Lounge

13' 1" into chimney breast recess x 14' 9" to maximum point (3.99m into chimney breast recess x 4.50m to maximum point)

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

Kitchen

13' 2" to maximum point x 12' 3" to maximum point (4.01m to maximum point x 3.73m to maximum point) Fitted with wall and base units housing the integrated hob, the oven & the extractor fan, the fridge/freezer and the washing machine along with worktops housing the sink & drainer. Having a rear facing double glazed window and door, a central heating radiator and a door providing access to the cellar.

Bedroom One

11' 3" to maximum point x 13' 3" to maximum point (3.43m to maximum point x 4.04m to maximum point) Having a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 3" to maximum point x 8' 3" to maximum point (3.73m to maximum point x 2.51m to maximum point) Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

Bathroom

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

Outside

To the rear is an enclosed patio with outdoor storage.

Cellar

The cellar has been plastered and fitted with electrics.





welcome to

Main Street, Rawmarsh Rotherham

- Two bedroom end terraced property
- Spacious and well presented throughout
- Well placed to local amenities/transport links/schools
- Low maintenance rear patio
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

guide price £115,000





view this property online williamhbrown.co.uk/Property/RTF114680



Property Ref:

RTF114680 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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william h brown





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

Rawmarsh Rosehill

Rawm

Please note the marker reflects the

Junior School

Rose Hill Av

Map data @2024

Arthur St

h Ryecroft Mant School



williamhbrown.co.uk



Coorle