

# property details **approval form**

53a Regent Street, Rotherham, South Yorkshire, England, S61 1HW

**Date:** 29 April 2024

**Property Ref and Version:** RTF114791 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £150,000

Tenure: Freehold

## >> **key features**

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- > Three bedroom end terraced property
- > Well presented and spacious accommodation throughout
- > Ideal family purchase
- > Drive providing off road parking
- > Delightful rear garden with patio
- > EPC Rating: E

## >> **short description**

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£150,000-£160,000 - HOME SWEET HOME - Offered to market is this well presented three bedroom end terraced property making the ideal family purchase. Boasting spacious accommodation throughout with off road parking and a delightful rear garden...VIEW NOW!!!

## >> **long description**

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## >> **directions**

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## >> **room description**

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### **Lounge**

12' 8" into bay window x 12' 6" ( 3.86m into bay window x 3.81m )

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

### **Dining Room**

12' 10" to maximum point x 12' 10" into chimney breast recess ( 3.91m to maximum point x 3.91m into chimney breast recess )

Having a rear facing double glazed window, a central heating radiator and a log burner. Also benefiting from a storage cupboard.

### **Kitchen**

7' 6" to maximum point x 15' 4" to maximum point ( 2.29m to maximum point x 4.67m to maximum point )

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

### **Utility**

Having a rear facing door and fitted with a downstairs W.C.

### **Landing**

Having a central heating radiator.

### **Bedroom One**

14' 3" into chimney breast ecess x 11' 6" to maximum point ( 4.34m into chimney breast ecess x 3.51m to maximum point )

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

### **Bedroom Two**

12' 10" into recess x 11' 3" into recess ( 3.91m into recess x 3.43m into recess )

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

### **Bedroom Three**

7' 8" to maximum point x 9' 11" into recess ( 2.34m to maximum point x 3.02m into recess )

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

### **Outside**

To the front is a drive providing off road parking.

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## >> **room description**

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

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## >> **property images**



**Your William H Brown office:** 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR  
**T** 01709 829935 **E** rotherham@williamhbrown.co.uk



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## >> floor plan

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

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**Signature**

**Date**

**Kyle Harvey**

**Mr C.P. Thorpe**

**Your William H Brown office:** 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

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