









welcome to

East Bawtry Road, Rotherham

A HIDDEN GEM! Tucked off the main road, on a large corner plot is this spacious, well looked after home. Boasting a downstairs W.C, Conservatory and additional shower room to the master, this property is a must view! CALL TODAY.













Entrance Hall

A spacious and airy entrance, having a front facing door and a central heating radiator.

Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a side facing window.

Lounge

17' 5" x 14' 1" (5.31m x 4.29m)

Having a front facing window, a central heating radiator and an electric fire.

Dining Room

13' x 12' 3" (3.96m x 3.73m)

Having rear facing patio doors and a central heating radiator.

Kitchen

9' 6" x 12' 3" (2.90m x 3.73m)

Fitted with wall and base units housing the hob, the oven & the extractor fan, microwave, fridge/freezer & wine fridge, the dishwasher and washing machine. Having a side and rear facing window and spotlights to the ceiling.

Conservatory

12' x 7' 8" (3.66m x 2.34m) Having rear facing patio doors.

Landing

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

Bedroom One

13' 4" plus bay window x 15' 4" (4.06m plus bay window x 4.67m)

Having a front facing bay window, a central heating radiator and fitted wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle & a hand wash basin. Having a central heating radiator and spotlights to the ceiling.

Bedroom Two

8' 9" x 14' 9" (2.67m x 4.50m)

Having a rear facing window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

9' 4" x 9' 8" into fitted wardrobes (2.84m x 2.95m into fitted wardrobes)

Having a side & rear facing window, a central heating radiator and fitted wardrobes.

Bathroom

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing window and spotlights.

Outside

To the front is a drive and a garage with electric door providing off road parking.

To the rear is a generous sized and well maintained lawned garden.





welcome to

East Bawtry Road, Rotherham

- DETACHED
- DOWNSTAIRS WC
- ADDITION EN SUITE SHOWER ROOM TO MASTER
- CONSERVATORY
- CORNER PLOT

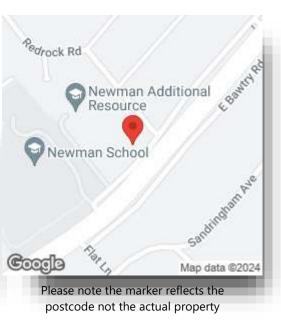
Tenure: Freehold EPC Rating: E

£365,000









view this property online williamhbrown.co.uk/Property/RTF114778



Property Ref: RTF114778 - 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk