



Calder Road, Rotherham S61 4BJ

welcome to

Calder Road, Rotherham

THE ACE OF SPACE! THE ACE OF SPACE! FIVE BEDROOMS! This spacious and well presented mid town house is available with NO CHAIN! Call today to view!



Entrance Hall

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

Lounge

10' 4" into chimney breast recess x 17' 2" to maximum point (3.15m into chimney breast recess x 5.23m to maximum point)

Having a front facing double glazed bay window and a two central heating radiators.

Dining Room

8' to maximum point x 10' 1" to maximum point (2.44m to maximum point x 3.07m to maximum point)

Kitchen

8' 6" to maximum point x 10' to maximum point (2.59m to maximum point x 3.05m to maximum point)

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

Conservatory

13' 6" into breast recess x 7' 1" to maximum point (4.11m into breast recess x 2.16m to maximum point)

Having a side facing double glazed door, rear facing French doors, two rear facing double glazed windows and velux windows and a feature electric log burner.

Landing

Having a built in storage cupboard.

Bedroom One

6' 1" to maximum point x 13' 8" to maximum point (1.85m to maximum point x 4.17m to maximum point)

Having two rear facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

10' 4" to maximum point x 10' 1" to maximum point (

3.15m to maximum point x 3.07m to maximum point)

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

Bedroom Three

8' 11" to maximum point x 10' 4" to maximum point (

2.72m to maximum point x 3.15m to maximum point)

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

Bedroom Four

11' to maximum point x 10' 4" into wardrobes (3.35m to maximum point x 3.15m into wardrobes)

Having a rear facing double glazed 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 double glazed obscured window and a heated towel rail.

Bedroom Five

6' 5" to maximum point x 16' 9" into recess (1.96m to maximum point x 5.11m into recess)

Being an irregular headheight and having two rear facing double glazed velux windows, a central heating radiator and built in storage.

Outside

To the front is a driveway providing off road parking.

To the rear is an artificial lawned garden with an Indian Stoned patio all enclosed with fencing. Also having two outbuildings and a summer house.



view this property online williamhbrown.co.uk/Property/RTF114782



welcome to

Calder Road, Rotherham

- FIVE BEDROOMS
- LOFT CONVERSION
- OFF ROAD PARKING
- GREAT TRANSPORT LINKS
- NO CHAIN

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114782



Property Ref:
RTF114782 - 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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk