

# Brunt Road, Rawmarsh Rotherham S62 5EW



# welcome to

# Brunt Road, Rawmarsh Rotherham

£120,000-£130,000 - LET'S GET YOU STARTED! - Offered to market with NO CHAIN is this spacious three bed semi detached making the ideal family home. Boasting good sized rooms throughout with off road parking and a generous sized rear garden...CALL NOW TO VIEW!!!













#### **Entrance Porch**

Having a front facing double glazed window & door and fitted base unit.

#### **Entrance Hall**

Having a side facing double glazed window and the stairs to the landing with under stairs storage cupboard.

#### Lounge

23' 1" to maximum point x 11' 7" to maximum point ( 7.04m to maximum point x 3.53m to maximum point ) Having a front facing double glazed window, rear facing French doors leading to the garden, two central heating radiators and a feature fireplace.

#### Kitchen

7' 11" to maximum point x 8' 8" to maximum point ( 2.41m to maximum point x 2.64m 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. Having a side facing double glazed window, a rear facing double glazed door and a central heating radiator.

#### Landing

Having a side facing double glazed window and providing entry to the loft.

#### **Bedroom One**

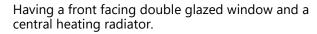
13' 2" to maximum point x 12' 1" into fitted wardrobes ( 4.01m to maximum point x 3.68m into fitted wardrobes ) Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Two**

9' 8" x 12' 1" into recess (  $2.95m \times 3.68m$  into recess ) Having a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

 $8^{\prime}\,$  to maximum point x  $8^{\prime}\,8^{\prime\prime}\,$  to maximum point ( 2.44m to maximum point x 2.64m to maximum point )



#### **Shower Room**

Fitted with a walk in shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a heated towel rail and a storage cupboard.

#### Outside

To the front is a shared drive providing off road parking.

To the rear is a lawned garden with a patio area enclosed with fencing to one side of the garden.





### welcome to

# Brunt Road, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: Awaited

guide price **£120,000** 





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

# view this property online williamhbrown.co.uk/Property/RTF114560



Property Ref:

RTF114560 - 0002

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



R

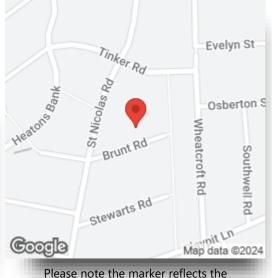
01709 829935

rotherham@williamhbrown.co.uk

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



williamhbrown.co.uk



postcode not the actual property