



**Fitzwilliam Way, Thorpe Hesley Rotherham S61 2FE**

**welcome to**

**Fitzwilliam Way, Thorpe Hesley Rotherham**

BE A PART OF THIS EXCITING NEW DEVELOPMENT IN AN EXCLUSIVE LOCATION.

Offered to purchase between a 25%-75% SHARED OWNERSHIP BASIS.



### **Agents Note**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. Having a front facing double glazed obscured window and a radiator.

### **Lounge**

13' 9" into stairs x 16' 11" into bay window ( 4.19m into stairs x 5.16m into bay window )  
Having a front facing double glazed bay window, two side facing double glazed windows, two radiators and under stairs storage cupboard.

### **Dining Room**

7' 8" onto bay window x 10' 3" to maximum point ( 2.34m onto bay window x 3.12m to maximum point )  
Having a front facing double glazed bay window, side facing double glazed French doors and two radiators.

### **Kitchen**

10' 3" to maximum point x 6' 5" to maximum point ( 3.12m to maximum point x 1.96m to maximum point )  
Fitted with wall and base units housing the integrated hob, oven & the extractor fan with space and plumbing for a fridge/freezer, a dishwasher & a washing machine along with worktops housing the sink & drainer. Having a side facing double glazed window and spotlights to the ceiling.

### **Bedroom One**

14' 3" to maximum point x 8' to maximum point ( 4.34m to maximum point x 2.44m to maximum point )  
Having a front facing double glazed window and a radiator.

### **Bedroom Two**

6' 1" into recess x 10' 7" into recess ( 1.85m into recess x 3.23m into recess )

Having a side facing double glazed window, a radiator and built in storage cupboard.

### **Bedroom Three**

9' 9" to maximum point x 7' 9" to maximum point ( 2.97m to maximum point x 2.36m to maximum point )  
Having a front facing double glazed window, a radiator and the loft hatch.

### **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, a radiator, spotlights to the ceiling and an extractor fan.

### **Outside**

To the front is a lawned garden and a double drive providing off road parking.

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



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welcome to

## Fitzwilliam Way, Thorpe Hesley Rotherham

- Three bedroom detached property
- Available to purchase on a shared ownership basis between 25%-75%
- Drive providing off road parking
- Front & rear gardens
- VIEW NOW!!!

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114924 - 0004

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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.



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