









welcome to

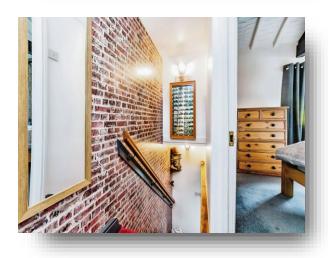
Nether Haugh, Nether Haugh Rotherham

HOME SWEET HOME - This beautiful two-bedroom semi-detached cottage is offered to market boasting cosy accommodation throughout and PARKING, overlooking stunning field VIEWS.... CALL NOW TO ARRANGE A VIEWING!!!













Entrance Porch

Having a front facing door.

Lounge

14' 10" into chimney breast recess x 11' (4.52m into chimney breast recess x 3.35m)

Having a front facing door & window, a central heating radiator and the stairs with under stairs storage.

Kitchen

4' 10" x 17' 9" (1.47m x 5.41m)

Fitted with wall and base units housing the hob & the oven with space and plumbing for a washing machine, a dryer and a fridge/freezer. Having two rear facing windows, a central heating radiator and spotlights to the ceiling.

Bedroom One

10' 7" x 14' 11" into chimney breast recess (3.23 m x 4.55 m into chimney breast recess) Having a front & a side facing window, a central heating radiator and built in storage cupboard.

Bedroom Two

5' 8" x 10' (1.73m x 3.05m)

Having a rear facing window and a central heating radiator.

Jack & Jill Bathroom

Fitted with a bath with a shower over, a wash hand basin and a W.C. Having a side facing window.

Outside

On street parking available overlooking field views.





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Nether Haugh, Nether Haugh Rotherham

- Two-bedroom semi-detached cottage
- Well-presented throughout
- Jack & Jill bathroom
- Overlooking field views
- ** PARKING **

Tenure: Freehold EPC Rating: D

offers in excess of

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115014



Property Ref: RTF115014 - 0007 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.





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