



Pitmans Close, Treeton Rotherham S60 5GD

welcome to

Pitmans Close, Treeton 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 17' into bay window (4.19m into stairs x 5.18m into bay window)

Having a front facing double glazed bay window, two side facing double glazed windows, two radiators and understairs storage.

Dining Room

10' 2" into bay window x 10' 3" to maximum point (3.10m into bay window x 3.12m to maximum point)

Having a front facing double glazed bay window, side facing double glazed French doors and two central heating radiators.

Kitchen

10' 2" to maximum point x 6' 5" to maximum point (3.10m to maximum point x 1.96m to maximum point)

Fitted with wall and base units housing the integrated hob, the oven, the extractor fan & the boiler with 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 window

Bedroom One

14' 2" to maximum point x 8' 4" to maximum point (4.32m to maximum point x 2.54m to maximum point)

Having a front facing double glazed window and a radiator.

Bedroom Two

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 and a radiator.

Bedroom Three

5' 10" to maximum point x 9' 9" into recess (1.78m to maximum point x 2.97m into recess)

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

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 and an extractor fan.

Outside

To the front is a lawned garden and off road parking for two cars.

To the rear is a lawned garden and a patio.



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Pitmans Close, Treeton Rotherham

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

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.

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114920 - 0003

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.



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