



**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.



### **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' 1" into bay ( 4.19m into stairs x 5.21m into bay )

Having a front facing double glazed bay window, two side facing double glazed windows, two radiators & under stairs storage.

### **Dining Room**

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

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

### **Kitchen**

6' 5" to maximum point x 10' 3" to maximum point ( 1.96m to maximum point x 3.12m 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 fridge/freezer and a washing machine. Having a side facing double glazed window.

### **Bedroom One**

8' 3" to maximum point x 14' 2" to maximum point ( 2.51m to maximum point x 4.32m to maximum point )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

5' 10" to maximum point x 9' 10" into recess ( 1.78m to maximum point x 3.00m into recess )

Having a side facing double glazed window, a radiator and a built in storage cupboard. Also providing entry to the loft.

### **Bedroom Three**

7' 10" to maximum point x 9' 10" to maximum point ( 2.39m to maximum point x 3.00m to maximum point )

Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a radiator and an extractor fan.

### **Outside**

To the front is a lawned garden.

To the side & rear is a lawned garden and two parking spaces.



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## Pitmans Close, Treeton Rotherham

- Price advertised reflects a 75% 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.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114921 - 0002

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