



**Lister Street, Clifton Rotherham S65 2AX**

**welcome to**

**Lister Street, Clifton Rotherham**

GUIDE PRICE £110,000 - £120,000 - FIRST STEP ON THE LADDER? - Situated within close proximity to local amenities, PARKS & ROTHERHAM TOWN CENTRE - this two-bedroom terraced would make the perfect home for any FTB/growing family! Boasting spacious accommodation and a good-sized rear GARDEN - CALL NOW!





### **Lounge**

12' 10" plus bay x 12' 1" ( 3.91m plus bay x 3.68m )

Having a front facing double glazed bay window and a door.

### **Dining Room**

12' 9" into chimney breast recess x 12' 9" ( 3.89m into chimney breast recess x 3.89m )

Having a rear facing double glazed door, an electric heater and a fire.

### **Kitchen**

11' 1" x 6' 4" ( 3.38m x 1.93m )

Fitted with base units and worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine.

Having a side facing door and a rear facing double glazed window.

### **Bedroom One**

14' 4" x 12' 1" ( 4.37m x 3.68m )

Having a front facing window and an electric heater.

### **Bedroom Two**

12' 8" into chimney breast recess x 12' 6" ( 3.86m into chimney breast recess x 3.81m )

Having a rear facing window and an electric heater.

### **Bathroom**

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

### **Outside**

To the front is a small patio/yard.

To the rear is a lawned garden and a patio.



***view this property online*** [williamhbrown.co.uk/Property/RTF114867](http://williamhbrown.co.uk/Property/RTF114867)



welcome to

## Lister Street, Clifton Rotherham

- Two-bedroom terraced property
- Spacious accommodation throughout
- Two reception rooms and separate Kitchen
- Good sized rear garden
- Well placed to local amenities/transport links & schools

Tenure: Leasehold EPC Rating: E

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.

guide price

**£110,000 - £120,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF114867](https://www.williamhbrown.co.uk/Property/RTF114867)



Property Ref:  
RTF114867 - 0005

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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**