









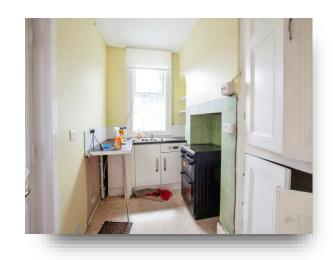
welcome to

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" ($4.37m \times 3.68m$) 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.





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

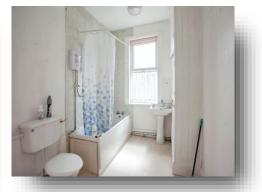
Tenure: Leasehold EPC Rating: E

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









view this property online 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

01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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