





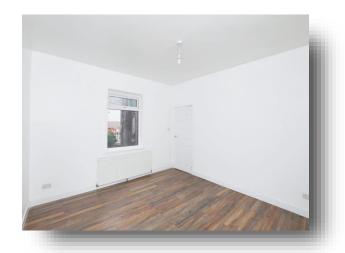




# welcome to

# **Station Road, Treeton Rotherham**

JUST BRING YOUR THINGS AND MOVE IN - This three bed semi detached property is offered to market boasting well presented accommodation throughout with En Suite & Family bathroom. Close to local amenities & transport links...CALL NOW TO VIEW!!!

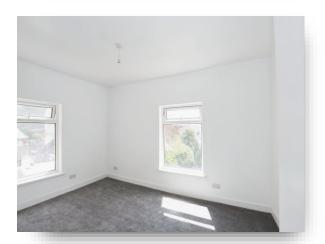












## **Entrance Hall**

Having a front facing door, a side facing double glazed window, a central heating radiator and a fully tiled floor.

## **Downstairs W.C.**

Fitted with a wash hand basin and a W.C. Having a side facing double glazed window and a heated towel rail.

# Lounge

12' 10" to bay window x 13' 11" into chimney breast recess ( 3.91m to bay window x 4.24m into chimney breast recess )

Having a front facing double glazed bay window, a central heating radiator and a feature gas fire.

#### Kitchen

14' into chimney breast recess x 12' 10" to maximum point ( 4.27m into chimney breast recess x 3.91m to maximum point )

Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with space and plumbing for a washing machine. Having a side facing double glazed window, a rear facing double glazed window and door, a central heating radiator and spotlights to the ceiling. Also benefiting from a pantry providing extra storage space.

#### Attic

11' 4" including stairs  $\times$  13' 10" into recess ( 3.45m including stairs  $\times$  4.22m into recess ) Having a side facing double glazed window and a central heating radiator.

#### **En Suite**

Fitted with a shower cubicle, a wash hand basin, a W.C. and a heated towel rail.

# **Bedroom Two**

13' 11" into recess x 13' into recess ( 4.24m into recess x 3.96m into recess )

Having a side and rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

13' 11" into recess x 8' 11" to bay window ( 4.24m into recess x 2.72m to bay window )
Having a front facing double glazed bay window, a side facing double glazed window and a central heating radiator.

## **Bathroom**

Being fully tiled and fitted with a bath with a shower over, a wash hand basin with built in storage space and a W.C. Having a side facing double glazed window, a heated towel rail and spotlights to the ceiling.

## Outside

To the front is a yard.

To the rear is an enclosed patio and a garage that is fitted with an up and over door & electric points. Also benefiting from an outdoor storage building.





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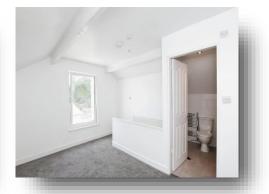
- Three bedroom semi detached property
- Spacious & well presented accommodation throughout
- En Suite & Family bathroom
- Enclosed patio to rear
- Garage to rear

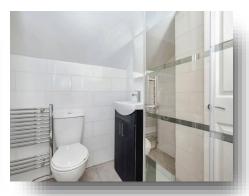
Tenure: Freehold EPC Rating: D

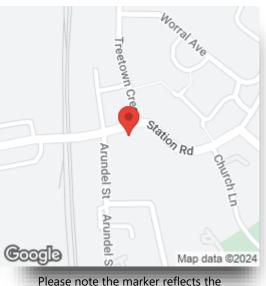
offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF115081



Property Ref: RTF115081 - 0002 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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