

property details **approval form**

24 Oaks Lane, Rotherham, South Yorkshire, England, S61 2AA

Date: 15 July 2024

Property Ref and Version: RTF114000 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£210,000

Tenure: Freehold

>> **key features**

- > RECENTLY REFURBISHED - MOVE IN READY
- > Three bedroom semi detached property
- > Ideal family purchase being well placed to local amenities & transport links
- > Drive providing off road parking for 4/5 cars
- > Front & rear gardens with patio
- > EPC Rating: C

>> **short description**

DON'T SETTLE FOR LESS - Offered to market is this recently refurbished three bed semi detached boasting spacious accommodation throughout with off road parking and a generous sized front and rear garden & patio making the ideal family home...CALL TO VIEW!!!

>> **long description**

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

11' 9" plus bay window x 12' 4" to maximum point (3.58m plus bay window x 3.76m to maximum point)

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

Kitchen

13' 4" to maximum point x 8' 7" to maximum point (4.06m to maximum point x 2.62m to maximum point)

Fitted with wall and base units housing the integrated hob and oven with Quartz worktops housing the sink & drainer.

There is also space for a fridge/freezer. Having a rear facing double glazed window & French doors, a radiator and spotlights to the ceiling.

Side Hall

Having a side facing double glazed door, the downstairs W.C and understairs storage cupboard with plumbing for a washing machine.

Landing

Having a side facing double glazed window.

Bedroom One

11' 10" to maximum point x 10' 1" to bay window (3.61m to maximum point x 3.07m to bay window)

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

Bedroom Two

8' 10" x 10' 3" into recess (2.69m x 3.12m into recess)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 8" x 6' (2.64m x 1.83m)

Having a front facing double glazed window, a radiator and the bulkhead to the stairs.

Bathroom

Fitted with a bath and a separate shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed window and spotlights to the ceiling.

Outside

To the front of the property is a block paved drive providing off road parking for 4/5 cars and an artificial lawned garden.

To the rear is a generous sized enclosed garden with a patio area.

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>> **property images**



Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR
T 01709 829935 **E** rotherham@williamhbrown.co.uk

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>> **property images**



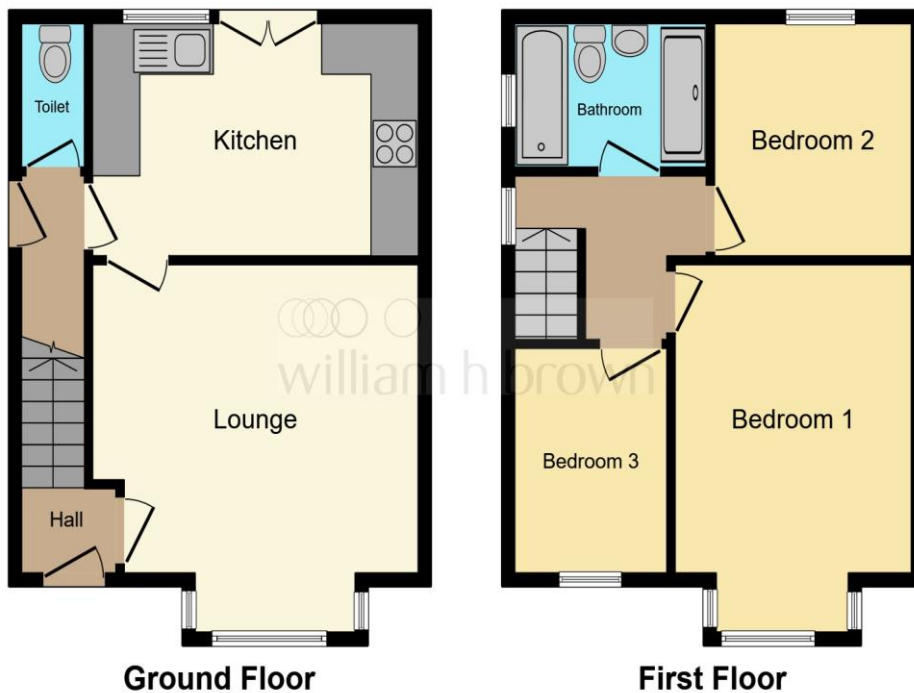
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Jaime Gunthorpe		
Mr D.M. Couldwell		