

Bosville Street, Rotherham S65 3QR



welcome to

Bosville Street, Rotherham

£130,000 - READY FOR A NEW OWNER!!! - This three bedroom semi detached is offered to market close to local amenities & transport links. Ideal for the growing family/FTB boasting spacious accommodation & a good sized rear garden. CALL NOW!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

14' 6" to max point x 11' 8" into recess (4.42m to max point x 3.56m into recess) Having a front facing double glazed window, a radiator and an electric fire.

Kitchen

14' 10" to max point x 8' 11" to max point (4.52m to max point x 2.72m to max point) Fitted with wall and base units housing the hob, oven & the extractor fan, the microwave and the fridge/freezer with worktops housing the sink & drainer. Having a rear facing double glazed window and door, the boiler and a radiator.

Downstairs W.C.

Fitted with a W.C and a rear facing double glazed obscured window.

Landing

Providing access to the loft.

Bedroom One

8' 11" to max point x 11' 5" to max point (2.72m to max point x 3.48m to max point) Having a rear facing double glazed window and a radiator.

Bedroom Two

10' to max point x 11' 5" into recess (3.05m to max point x 3.48m into recess) Having a front facing double glazed window and a radiator.

Bedroom Three

7' 9" to max point x 8' 2" to max point (2.36m to max point x 2.49m to max point) Having a front facing double glazed window and a radiator.

Shower Room



Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a heated towel rail and an extractor fan.

Outside

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





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Bosville Street, Rotherham

- Three bed semi detached property
- Close to local amenities & transport links
- Spacious accommodation throughout
- Generous sized rear garden
- CALL TO VIEW

Tenure: Freehold EPC Rating: Awaited

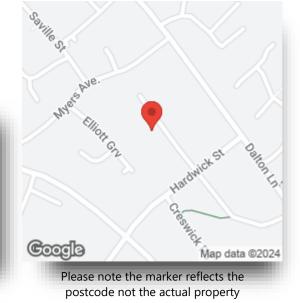
£130,000





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The Property Ombudsman

Property Ref: RTF115130 - 0003 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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