

Elder Drive, Sunnyside Rotherham S66 3PW

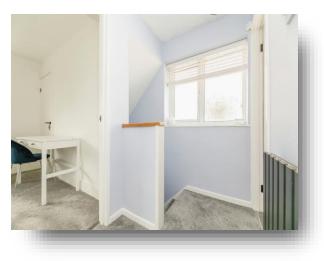


welcome to

Elder Drive, Sunnyside Rotherham

£130,000 - HOME SWEET HOME - Situated in a popular location is this beautifully presented two bedroom semi detached making the ideal purchase for the FTB/small family...Boasting a front & rear garden along with a drive and a garage. CALL TO VIEW!!!













To the rear is a garage and a garden.

Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

14' 8" x 11' 6" into chimney breast recess (4.47m x 3.51m into chimney breast recess) Having a front facing double glazed window and a radiator.

Kitchen

17' 10" x 7' 7" (5.44m x 2.31m) Fitted with wall and base unit housing the integrated hob, the oven, fridge/freezer and the washing machine with worktops housing the sink & drainer. Having a side facing double glazed door, a rear facing double glazed window and a radiator.

Landing

Having a side facing double glazed window, a radiator and providing entry to the loft.

Bedroom One

13' plus fitted wardrobes x 9' 6" (3.96m plus fitted wardrobes x 2.90m) Having a front facing double glazed window, a radiator and built in wardrobes providing hanging and storage space.

Bedroom Two

8' plus fitted wardrobes x 11' 3" (2.44m plus fitted wardrobes x 3.43m) Having a rear facing double glazed window, a radiator and built in wardrobes providing hanging and storage space.

Bathroom

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

Outside

To the front is a lawned garden and a drive providing off road parking.





welcome to

Elder Drive, Sunnyside Rotherham

- Two bedroom semi detached property
- Sought after location
- Spacious and well presented accommodation throughout
- Drive & garage providing off road parking
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

£130,000



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Property Ref:

RTF115057 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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