

Church Street, Greasbrough Rotherham S61 4EH

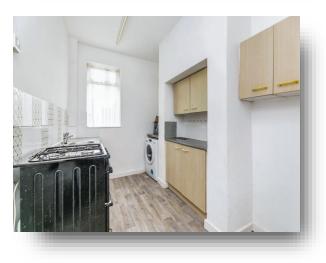


welcome to

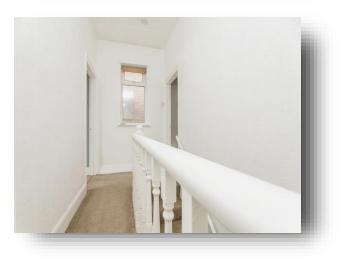
Church Street, Greasbrough Rotherham

MAKE THIS YOUR DREAM HOME - This two bedroom semi-detached makes the ideal purchase for the FTB wanting to put their own stamp on a property. Being well placed to local amenities and boasting spacious accommodation throughout. DON'T MISS OUT!!!













Entrance Hall

The entrance hall of the property is extremely spacious, offering a great introduction to the property with a side facing door and a door to the cellar.

Lounge

13' 1" into breast x 11' 11" to max point (3.99m into breast x 3.63m to max point) Having a front facing double glazed window and a radiator.

Dining Room

Having a rear facing double glazed window, a radiator, an electric fire and a built in storage cupboard.

Kitchen

7' 8" into recess x 10' 3" to max point (2.34m into recess x 3.12m to max point) Fitted with wall and base units with worktops housing the sink & drainer. There is also a freestanding hob & oven. Having a side facing door, a rear facing double glazed window and a radiator.

Landing

Having a side facing double glazed window and a W.C. with hand wash basin situated between the two bedrooms.

Bedroom One

13' into breast x 11' 10" to max point (3.96m into breast x 3.61m to max point) Having a front facing double glazed window and a radiator.

Bedroom Two

13' 1" into breast x 12' 1" to max point (3.99m into breast x 3.68m to max point) Having a rear facing double glazed window and a radiator.

Bathroom

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



Outside To the rear is a brick patio with an artificial garden.

obscured window, a radiator and the combi boiler.



welcome to

Church Street, Greasbrough Rotherham

- Two bedroom semi detached property
- Spacious and well presented accommodation throughout
- Sought after location
- Well placed to local amenities
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: E

offers in excess of

£125,000





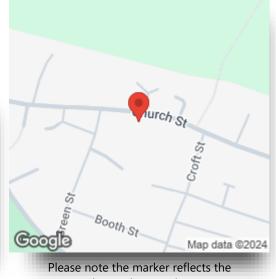
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Property Ref: RTF115165 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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postcode not the actual property

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