

Strafford Place, Thorpe Hesley Rotherham S61 2RT

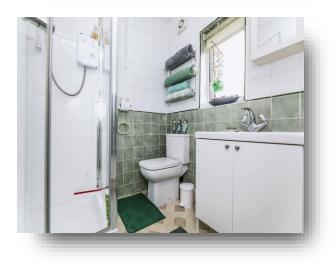


welcome to

Strafford Place, Thorpe Hesley Rotherham

£210,000-£220,000 - PICTURE PERFECT - Backing onto countryside to the rear is this three bedroom semi-detached property set in a cul de sac location making the ideal family purchase. Boasting amazing views to the rear, off road parking and a low maintenance garden...CALL TO VIEW!













Entrance Porch

Having a front facing double glazed window & a side facing double glazed window and door.

Entrance Hall

Having a built in storage cupboard.

Lounge

15' 11" to max point x 11' 10" into recess (4.85m to max point x 3.61m into recess) Having a rear facing double glazed door leading to the garden, a radiator and a gas fire.

Kitchen

9' 11" to max point x 9' 7" to max point (3.02m to max point x 2.92m to max point) Fitted with wall and base units housing the integrated hob, the double oven and the extractor fan with worktops housing the sink & drainer. Having a front facing double glazed window.

Dining Room

9' 2" to max point x 9' to max point (2.79m to max point x 2.74m to max point) Having a side facing double glazed window and door, a rear facing double glazed window and a radiator.

Shower Room

Situated on the ground floor fitted with a shower cubicle, a hand wash basin and a W.C. Having a front facing double glazed window and a radiator.

Landing

Having a side facing double glazed window and a built in storage cupboard.

Bedroom One

13' to max point x 10' 7" into recess (3.96m to max point x 3.23m into recess)Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

9' 2" into recess x 12' 6" into recess (2.79m into recess x



3.81m into recess) Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Three

9' 3" to max point x 9' 8" to max point (2.82m to max point x 2.95m 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 side facing velux window, a heated towel rail, an extractor fan and spotlights to the ceiling.

Outside

To the front is a shared drive way and a patio.

To the rear is a patio with pebbled areas overlooking rural views. Also benefiting from a shed.



welcome to

Strafford Place, Thorpe Hesley Rotherham

- Three-bedroom semi-detached property
- Ideal purchase for the family buyer
- Well placed to M1 motorway network
- Off road parking
- Low maintenance garden with countryside views

Tenure: Freehold EPC Rating: C

guide price **£210,000 - £220,000**





view this property online williamhbrown.co.uk/Property/RTF115243



Property Ref: RTF115243 - 0004 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.

william h brown



01709 829935

rotherham@williamhbrown.co.uk

32 N York

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property