

Flanderwell Lane, Sunnyside Rotherham S66 3RL



welcome to

Flanderwell Lane, Sunnyside Rotherham

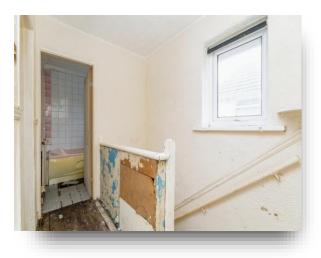
FIRST STEP ON THE LADDER - The three bedroom semi-detached situated in this popular located is offered to market ideal for anyone wanting to put their own stamp on things. Well placed to local amenities & transport links. CALL TO VIEW!













Entrance Hall

Having a front facing double glazed window, a side facing double glazed door and a radiator.

Lounge

12' 10" to max point x 9' 11" to max point (3.91m to max point x 3.02m to max point) Having two front facing double glazed windows.

Dining Room

13' 7" to max point x 12' 3" into breast recess (4.14m to max point x 3.73m into breast recess) Having a rear facing double glazed window and a radiator.

Kitchen

14' 6" to max point x 6' 5" to max point (4.42m to max point x 1.96m to max point) Fitted with wall and base units with space for appliances. Having a side facing double glazed window and door and a rear facing double glazed window.

Landing

Having a side facing double glazed window and providing access to the loft.

Bedroom One

9' 10" to max point x 12' 11" into recess (3.00m to max point x 3.94m into recess) Having a front facing double glazed window and a radiator.

Bedroom Two

13' 8" to max point x 11' 4" into recess (4.17m to max point x 3.45m into recess) Having a rear facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Three

7' 6" to max point x 7' 5" into recess (2.29m to max point x 2.26m into recess) Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath and hand wash basin and a side facing double glazed obscured window.

The W.C. is separate from the main bathroom having a side facing double glazed window.

Outside

To the front is a drive leading to a garage providing off road parking.

To the rear is a garden.





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- Three bedroom semi-detached property
- Ideal purchase for the FTB
- Located in a popular location
- Off road parking
- Rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

£130,000





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Property Ref: RTF114297 - 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.

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