



Kilnhurst Road, Rawmarsh Rotherham S62 5LE

welcome to

Kilnhurst Road, Rawmarsh Rotherham

£115,000 - FIRST STEP ON THE LADDER? - This three bedroom semi detached property is offered to market making the ideal purchase for the FTB. Boasting good sized accommodation throughout with off road parking and a delightful rear garden...DON'T MISS OUT!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

12' 9" to max point x 12' 11" into recess (3.89m to max point x 3.94m into recess)

Having a rear facing double glazed window and a radiator.

Dining Room

12' 6" into recess x 13' 10" into recess (3.81m into recess x 4.22m into recess)

Having a front & side facing double glazed window, a radiator and a built in storage cupboard.

Kitchen

10' 2" to max point x 5' 10" to max point (3.10m to max point x 1.78m to max point)

Fitted with wall and base units housing the integrated hob, oven and extractor fan with worktops housing the sink & drainer. Having a side facing double glazed door and a rear facing double glazed window.

Landing

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

Bedroom One

12' 8" into recess x 11' 8" to max point (3.86m into recess x 3.56m to max point)

Having a rear facing double glazed window, a radiator and the loft hatch.

Bedroom Two

10' 3" to max point x 11' 5" into wardrobe (3.12m to max point x 3.48m into wardrobe)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 3" to max point x 8' 2" to max point (2.51m to max point x 2.49m to max point)

Having a front facing double glazed window and a

radiator.

Bathroom

Fitted with a bath with a shower over and a hand wash basin. Having a side facing double glazed window and a radiator.

The WC is separate from the main bathroom having a side facing double glazed window and a radiator.

Outside

To the front is lawned garden and a drive for two cars.

To the rear is an enclosed lawned garden with shed and outside tap.



view this property online williamhbrown.co.uk/Property/RTF115325



welcome to

Kilnhurst Road, Rawmarsh Rotherham

- Three bedroom semi detached property with room to extend at the rear
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/BTL investors alike
- Off road parking

Tenure: Freehold EPC Rating: D

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115325



Property Ref:
RTF115325 - 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.

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 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk