







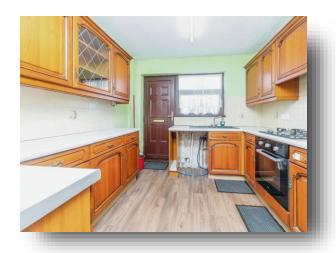


welcome to

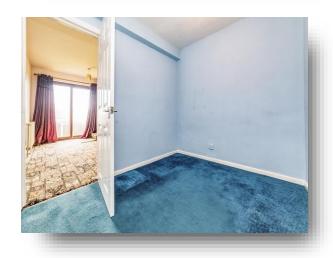
Benton Way, Rotherham

£110,000 - MAKE THIS HOME SWEET HOME - Situated in a popular residential area is this one bedroom dorm bungalow. Boasting spacious accommodation throughout the property with front & rear gardens...CALL TO VIEW TODAY!!!













Entrance Hall

Having a front facing double glazed door.

Lounge

9' 11" into recess x 12' 2" into bay (3.02m into recess x 3.71m into bay)

Having a front facing double glazed bay window, a radiator and a gas fire.

Dining Room

9' 5" to max point x 12' 9" into stairs (2.87m to max point x 3.89m into stairs)

Having rear facing double glazed patio doors and a radiator.

Kitchen

10' to max point x 10' to max point (3.05m to max point x 3.05m to max point)

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

Additional Room

9' 5" to max point x 7' to max point (2.87m to max point x 2.13m to max point)

An additional room that could be used as a home office/cloakroom/playroom.

First Floor Bedroom

One room currently divided into two usable bedrooms having two rear facing double glazed windows, two radiators and built in storage cupboards.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

Outside

To the front is a lawned garden.

To the rear is a lawn with decking and a shed.





welcome to

Benton Way, Rotherham

- One bedroom dorma bungalow
- Spacious throughout
- Situated in a highly sought after location
- Front & rear gardens
- VIEW NOW!!!

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115326



Property Ref: RTF115326 - 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.





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