









welcome to

Grange View Road, Rotherham

HOME SWEET HOME - Situated in this desirable area with stunning rear garden is this three bedroom semi-detached property boasting spacious and well-presented accommodation throughout with off road parking. Being well placed to local amenities & transport links...CALL NOW!!!













Entrance Hall

Having a side facing double glazed door and a radiator.

Downstairs Wc

Fitted with a WC and a side facing double glazed obscured window.

Lounge

12' 7" to max point x 14' 2" into recess (3.84m to max point x 4.32m into recess)

Having rear facing double glazed French doors and a radiator.

Kitchen

10' 3" into recess x 12' 3" into recess (3.12m into recess x 3.73m into recess)

Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with worktops housing the sink & drainer. Having a front facing double glazed window, a radiator and a built in storage cupboard with combi boiler.

Landing

Having a built in storage cupboard and a loft hatch providing entry to the loft.

Bedroom One

9' 6" to max point x 14' 3" to max point (2.90m to max point x 4.34m to max point)

Having a rear facing double lazed window and a radiator.

Bedroom Two

8' 6" to max point x 9' to max point (2.59m to max point x 2.74m to max point)

Having a front facing double glazed window and a radiator.

Bedroom Three

9' 2" to max point x 10' 5" to max point (2.79m to max point x 3.17m to max point)

Having a front facing double glazed window and a radiator.

Bathroom

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

Outside

To the front is a drive providing off road parking and a tiered pebbled garden.

To the rear is a beautifully presented garden & patio area with a detached garage.





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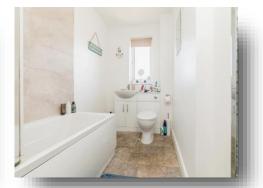
- Three-bedroom semi-detached property
- Spacious and well-presented accommodation throughout
- Located in a popular residential area.
- Drive providing off road parking.

Tenure: Leasehold EPC Rating: E

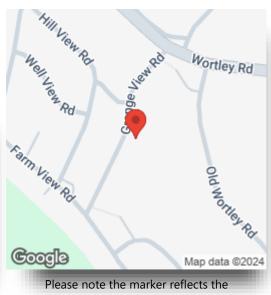
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115260



Property Ref: RTF115260 - 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 quidance 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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