









welcome to

Micklethwait Court, Rotherham

£210,000 - START THE DREAM HERE - Making the ideal purchase for the FTB/small family buyer is this beautiful two bedroom end terraced property. Boasting well presented accommodation throughout with off road parking and a well kept rear garden...CALL TO VIEW!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a radiator and an extractor fan.

Lounge

13' into recess x 12' 2" into recess (3.96m into recess x 3.71m into recess)

Having rear facing French doors and a radiator.

Kitchen

14' 6" into recess x 9' 10" into recess (4.42m into recess x 3.00m into recess)

Fitted with wall and base units housing the integrated hob, oven, extractor fan, fridge/freezer, dishwasher and the washing machine. Having a front facing double glazed window, a radiator and spotlights to the ceiling.

Landing

Providing access to the loft via hatch.

Bedroom One

8' 8'' to max point x 13' to max point (2.64m to max point x 3.96m to max point)

Having a rear facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

9' 11" into recess x 13' 1" into recess (3.02m into recess x 3.99m into recess)

Having two front facing double glazed windows and a radiator.

Bathroom

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

Outside

To the front is a double drive providing off road parking.

To the rear is an enclosed lawn with a patio area and a shed.





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- Two bedroom end terraced property
- Well presented accommodation throughout
- Ideal purchase for the FTB/small family
- Double drive providing off road parking
- Well presented rear garden

Tenure: Freehold EPC Rating: B

£210,000





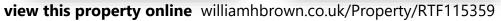


▲ Map error: g.co/staticmaperror

Google

Map data ©2024

Please note the marker reflects the postcode not the actual property





Property Ref: RTF115359 - 0002 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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