

property details **approval form**

8 Sandbergh Road, Rotherham, South Yorkshire, England, S61 3EZ

Date: 04 October 2024

Property Ref and Version: RTF115397 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£175,000

Tenure: Freehold

>> **key features**

- > Three bedroom semi detached property
- > Well presented and spacious accommodation throughout
- > Ideal purchase for the FTB/small family
- > Well placed to local amenities/schools/transport links
- > Drive & delightful rear garden
- > NO CHAIN
- > EPC Rating: C

>> **short description**

£175,000 - IT'S GOOD TO BE HOME - Offered to market with NO CHAIN is this three bedroom semi detached property making the ideal purchase for the FTB/small family. Boasting spacious accommodation throughout with plenty of storage space, a drive and a well presented rear garden...CALL TO VIEW!!!

>> **long description**

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

12' 9" into chimney breast recess x 12' 11" (3.89m into chimney breast recess x 3.94m)

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

Kitchen / Diner

19' x 9' 9" (5.79m x 2.97m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. Having two rear facing double glazed windows, a radiator and a built in storage cupboard.

Also providing access to the out house having a front & rear facing door and storage space.

Landing

Having a side facing double glazed window.

Bedroom One

11' 3" plus recess x 132' 9" to max point (3.43m plus recess x 40.46m to max point)

Having a front facing double glazed window and a radiator.

Bedroom Two

12' 7" to max point x 9' 3" (3.84m to max point x 2.82m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

7' 11" x 9' (2.41m x 2.74m)

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

Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side & rear facing double glazed window and a heated towel rail.

Outside

To the front is a drive providing off road parking.

To the rear is a well presented tiered garden with a decked area.

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>> **room description**

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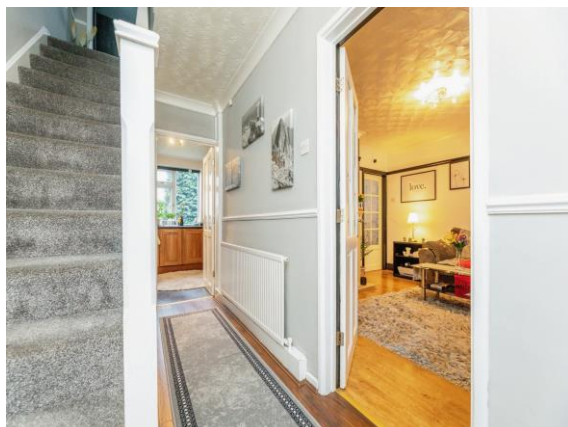
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>> property images



Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR
T 01709 829935 E rotherham@williamhbrown.co.uk

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>> **property images**



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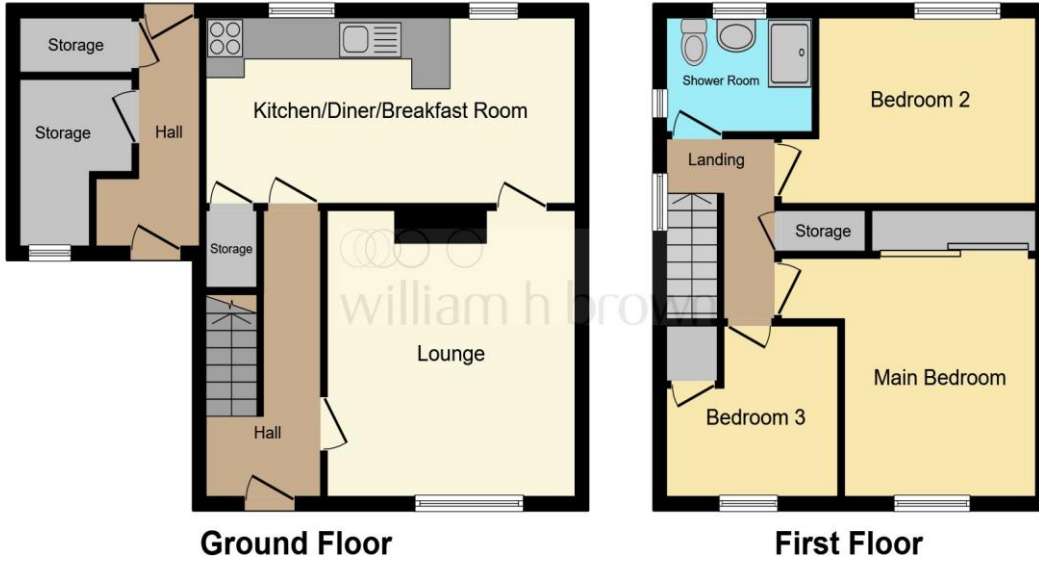
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Hayley Gill		
Mr I. Tepes Nica		