







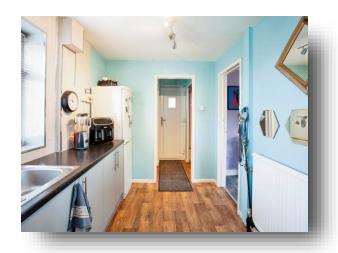


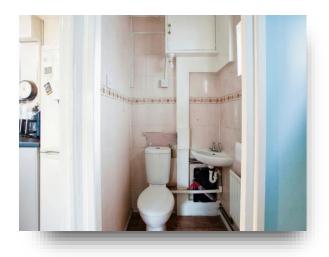
welcome to

Elder Drive, Sunnyside Rotherham

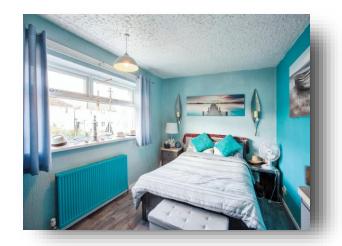
£120,000 - FIRST STEP ON THE LADDER - Situated in a popular location is this two bedroom semi detached making the ideal purchase for the FTB...Boasting off road parking and a rear garden benefiting from two outbuildings...CALL TO ARRANGE A VIEWING!!!













Lounge

14' 11" \times 11' 7" into chimney breast recess (4.55m \times 3.53m into chimney breast recess)

Having a front facing double glazed window and a radiator.

Kitchen

11' 6" x 7' 8" (3.51m x 2.34m)

Fitted with wall and base units housing the hob and the oven with worktops housing the sink & drainer. There is space and plumbing for a fridge/freezer and a washing machine. Having a side facing double glazed door, a rear facing double glazed window and a radiator.

Downstairs Wc

Fitted with a hand wash basin, a WC and a radiator.

Landing

Having a side facing double glazed window, a radiator and provides entry to the loft.

Bedroom One

14' 11" x 9' 6" (4.55m x 2.90m)

Having a front facing double glazed window and a radiator.

Bedroom Two

 $9^{\circ}\,$ x 10' $3^{\circ}\,$ to max point (2.74m x 3.12m to max point) Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

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

To the rear is a lawned garden with two outbuildings providing additional storage.





welcome to

Elder Drive, Sunnyside Rotherham

- Two bedroom semi detached property
- Sought after location
- Spacious accommodation throughout
- Drive providing off road parking
- Rear garden with outdoor storage

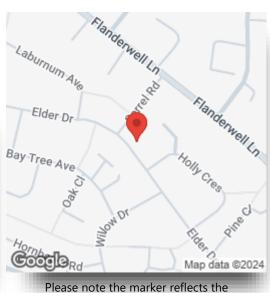
Tenure: Freehold EPC Rating: Awaited

£125,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF112154



Property Ref: RTF112154 - 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.





01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk

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.