







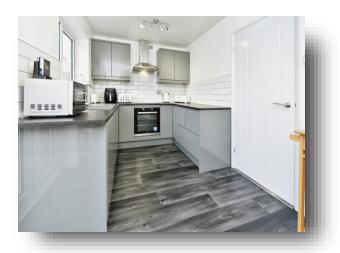


welcome to

Mulberry Close, Parkgate ROTHERHAM

£150,000 - WELCOME HOME - Offered to market is the beautiful two bedroom semi detached making the ideal purchase for the FTB. Boasting well presented accommodation throughout with off road parking and a delightful rear garden...CALL TO VIEW!!!













Entrance Porch

Having a side facing double glazed door and a radiator.

Lounge

13' 7" into stairs x 12' 6" into recess (4.14m into stairs x 3.81m into recess)

Having a front facing double glazed window and a radiator.

Kitchen

13' 7" x 8' (4.14m x 2.44m)

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

Landing

Providing access to the loft.

Bedroom One

10' 1" x 10' 11" (3.07m x 3.33m) Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

6' 11" x 9' 7" (2.11m x 2.92m)

Having a rear facing double glazed window and radiator.

Bathroom

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

Outside

To the front of the property is a drive & a garage providing off road parking.

To the rear of the property is an enclosed lawned garden with a patio area.





welcome to

Mulberry Close, Parkgate ROTHERHAM

- Two bedroom semi detached property
- Beautifully presented throughout
- Ideal purchase for the FTB
- Well placed to local amenities & transport links
- · Off road parking

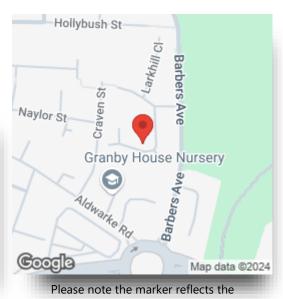
Tenure: Freehold EPC Rating: C

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115258



Property Ref: RTF115258 - 0004 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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