





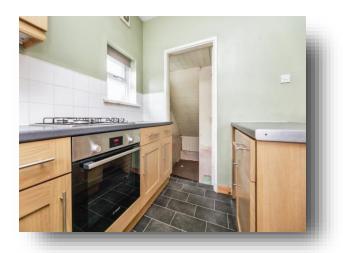


welcome to

Heatons Bank, Rawmarsh Rotherham

£120,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached situated in a popular location. Boasting spacious accommodation throughout with front & rear gardens...CALL TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

13' into chimney breast recess x 12' 5" (3.96m into chimney breast recess x 3.78m) Having a front facing double glazed window, a radiator and a gas fire.

Kitchen / Diner

8' 6" x 16' 5" (2.59m x 5.00m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. Having a side facing double glazed window, two rear facing double glazed windows & a rear facing door and a radiator. There is also access to the pantry having a side facing double glazed window.

Landing

Having a side facing double glazed window and loft hatch.

Bedroom One

11' 7" x 8' (3.53m x 2.44m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

9' 8" into recess x 9' 7" (2.95m into recess x 2.92m) Having a front facing double glazed window and a radiator.

Bedroom Three

8' 1" x 8' 8" (2.46m x 2.64m)

Having a rear facing double glazed window, a radiator and the boiler.

Bathroom

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

Outside

To the front of the property is a lawned garden & on

street parking.

To the rear of the property is a lawned garden with a concrete area and access via gate.





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Heatons Bank, Rawmarsh Rotherham

- Three bedroom semi detached
- Spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Front & rear gardens
- VIEW NOW!!!

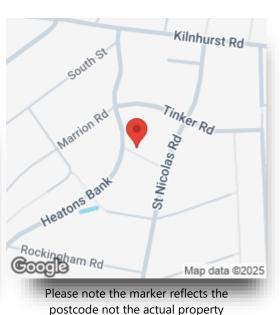
Tenure: Freehold EPC Rating: D

£120,000







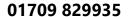


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Property Ref: RTF114781 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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