









## welcome to

# **Evelyn Street, Rawmarsh Rotherham**

£100,000 - THIS IS THE ONE!!! - Offered to market is this two bedroom mid terraced property boasting well presented & modern accommodation throughout. Making the ideal purchase for the FTB/ investor alike. Being well placed to local amenities/transport links/schools...CALL TO VIEW!!!













### Lounge

12' 9" into chimney breast recess x 11' (3.89m into chimney breast recess x 3.35m)
Having a front facing double glazed window & door and a radiator.

#### **Kitchen**

12' 3" x 12' 7" ( 3.73m x 3.84m )

Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space for two kitchen appliances. Having a rear facing double glazed window & door, a radiator and a door leading to the cellar.

#### **Bedroom One**

11' 1" x 12' 9" into cimney breast (  $3.38\mbox{m}$  x  $3.89\mbox{m}$  into cimney breast )

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

12' 4" x 8' 4" into recess ( 3.76m x 2.54m into recess ) Having a rear facing double glazed window, a radiator and a built in storage cupboard.

#### **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 radiator.

#### Outside

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





### welcome to

# **Evelyn Street, Rawmarsh Rotherham**

- Two bedroom mid terraced property
- Well presented throughout
- Modern style Kitchen & Bathroom
- Ideal purchase for the FTB/investor alike
- Rear garden

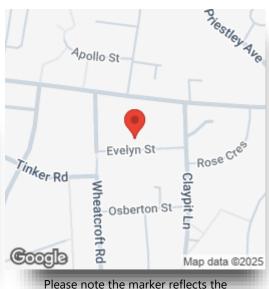
Tenure: Freehold EPC Rating: C

£100,000







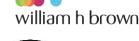


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF115732



Property Ref: RTF115732 - 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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