



**Badsley Moor Lane, Rotherham S65 2PS**

**welcome to**

**Badsley Moor Lane, Rotherham**

£100,000 - £110,000 - TAKE YOUR FIRST STEPS - This two bedroom mid terraced property in close proximity to Rotherham Town Centre offers an ideal opportunity for a FTB or investor alike. Being well placed to local amenities & transport links. CALL NOW TO VIEW!!!



### **Entrance Porch**

Having a front facing double glazed door and a side facing double glazed window.

### **Lounge**

11' 10" x 11' 10" ( 3.61m x 3.61m )

Having a front facing double glazed window and a radiator.

### **Dining Room**

11' 8" x 12' 1" ( 3.56m x 3.68m )

Having a rear facing double glazed window, a radiator and a storage area.

### **Kitchen**

8' 6" x 6' 8" ( 2.59m x 2.03m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan & worktops housing the sink & drainer. Having a side facing single glazed door and a rear facing double glazed window.

### **Bedroom One**

11' 10" x 12' 6" ( 3.61m x 3.81m )

Having a front facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Two**

9' 3" x 8' 10" into recess ( 2.82m x 2.69m into recess )

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 radiator.

### **Outside**

To the rear of the property is a concrete patio.



***view this property online*** [williamhbrown.co.uk/Property/RTF115765](http://williamhbrown.co.uk/Property/RTF115765)





welcome to

## Badsley Moor Lane, Rotherham

- Two bedroom mid terraced property with two reception rooms
- Spacious accommodation throughout
- Well placed to local amenities/transport links & Rotherham Town Centre
- Rear yard
- NO CHAIN

Tenure: Freehold EPC Rating: D

£100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF115765](https://www.williamhbrown.co.uk/Property/RTF115765)



Property Ref:  
RTF115765 - 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.

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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**