









welcome to

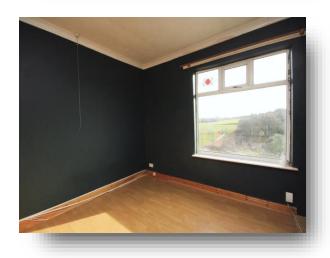
Badsley Moor Lane, Rotherham

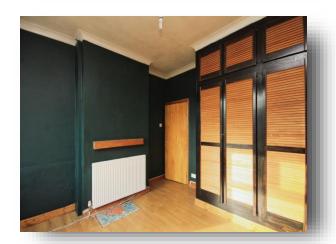
£100,000 - £110,000 - TAKE YOUR FIRST STEPS - This two bedroom mid terraced property in close proximity to Rotherham Town Centre offers an ideal opportunity for a FTB or investor alike. Being well placed to local amenities & transport links. CALL NOW TO VIEW!!!













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 ($2.82 \,\mathrm{m}$ x $2.69 \,\mathrm{m}$ 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.





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



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.





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