









welcome to

Lapwater Road, Rotherham

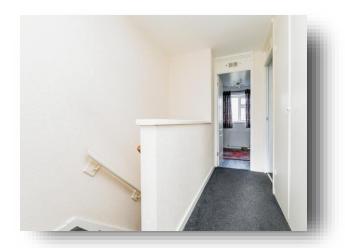
£120,000 - START THE DREAM HERE - Set in this popular location & boasting spacious accommodation through-out is this three bedroom mid terraced making an excellent purchase for any first time buyers/young families. CALL US TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs Wc

Fitted with a hand wash basin & a WC. Having a front facing double glazed window.

Lounge

13' 11" x 10' 3" (4.24m x 3.12m)

Having a front facing double glazed window, a radiator and a gas fire.

Dining Room

10' 2" x 8' 5" (3.10m x 2.57m)

Having rear facing double glazed French doors and a radiator.

Kitchen

14' 10" into recess x 10' into recess (4.52m into recess x 3.05m into recess)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge and a washing machine. Having a rear facing double glazed window and door, a radiator and a pantry providing additional storage space.

Landing

Having a built in storage cupboard.

Bedroom One

17' 1" into recess x 12' 4" (5.21m into recess x 3.76m) Having a front facing double glazed window and a radiator.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 2" x 8' 3" (2.49m x 2.51m)

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

Outside

To the front of the property is a large pebbled area.

To the rear is a well presented artificial lawned garden and a patio all enclosed with fencing.





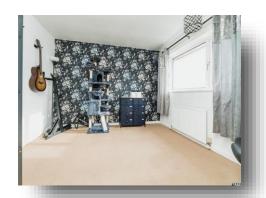
welcome to

Lapwater Road, Rotherham

- Three bedroom mid terraced property
- Lounge/Dining Room/Downstairs WC
- Spacious accommodation throughout
- Good sized front & rear gardens
- CALL TO VIEW

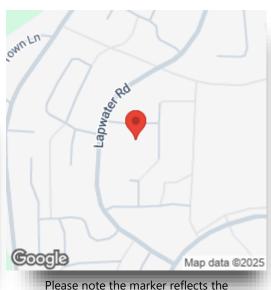
Tenure: Freehold EPC Rating: C

£120,000







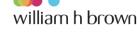


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115736



Property Ref: RTF115736 - 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.