



Hunger Hill Lane, Whiston Rotherham S60 4BD

welcome to

Hunger Hill Lane, Whiston Rotherham

£180,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom end Town House making the ideal purchase for the FTB. Boasting open plan living over three floors with a drive & integral garage along with a rear garden...CALL TO VIEW!!!



Entrance Hall

Having a front facing wood door, a radiator and understairs storage cupboard.

Downstairs Wc

Fitted with a hand wash basin and a WC.

Bedroom Three

7' 6" x 8' 6" (2.29m x 2.59m)

Situated on the ground floor having a front facing double glazed window and a radiator.

First Floor Landing

Having a rear facing double glazed window.

Lounge

17' 10" x 12' 7" (5.44m x 3.84m)

Situated on the first floor having front & rear double glazed doors to Juliet balconies and two radiators.

Kitchen

8' 6" x 6' 9" (2.59m x 2.06m)

Fitted with wall and base units housing the integrated hob, oven and the extractor fan, the fridge/freezer & washing machine with worktops housing the sink & drainer. Having a front facing double glazed window.

Second Floor Landing

Having a rear facing double glazed velux window.

Bedroom One

14' 6" into recess x 8' 5" (4.42m into recess x 2.57m)

Having two rear facing double glazed velux windows and a radiator.

Bedroom Two

9' 10" x 13' 10" into recess (3.00m x 4.22m into recess)

Having a front facing double glazed window and a radiator.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a front facing double glazed velux window, a radiator and an extractor fan.

Outside

To the front of the property is a lawn & a driveway providing off road parking. Also benefiting from an integral garage.

To the rear of the property is a lawn and a patio.



view this property online williamhbrown.co.uk/Property/RTF114438



welcome to

Hunger Hill Lane, Whiston Rotherham

- Three bedroom end Town House
- Spacious accommodation - over three levels
- Well placed to local amenities & transport links
- Drive & integral garage
- NO CHAIN

Tenure: Freehold EPC Rating: C

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF114438](https://www.williamhbrown.co.uk/Property/RTF114438)



Property Ref:
RTF114438 - 0006

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



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



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