

# **Reresby Road, Whiston Rotherham S60 4DR**



#### welcome to

#### **Reresby Road, Whiston Rotherham**

GUIDE PRICE £180,000-£190,000 - HOME SWEET HOME - Offered to market is this beautiful two bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking and a delightful rear garden...CALL TO VIEW!!!













#### Lounge

12' 7" into bay window x 13' 5" ( 3.84m into bay window x 4.09m ) Having a front facing double glazed bay window and a radiator.

#### Kitchen

13' 7" x 11' 4" ( 4.14m x 3.45m ) Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. Having a rear facing double glazed window & door leading into the Conservatory.

#### **Bedroom One**

13' 6" x 10' 4" (  $4.11m \times 3.15m$  ) Having a front facing double glazed window, a radiator and a built in storage cupboard.

#### **Bedroom Two**

11' 6" x 8' 7" ( 3.51m x 2.62m ) Having a rear facing double glazed window.

#### Bathroom

Fitted with a bath with shower over, a hand wash basin and a WC. Having a rear facing window.

#### Outside

To the front of the property is a drive & a garage providing off road parking.

To the rear of the property is a beautiful lawned garden with a decked area.





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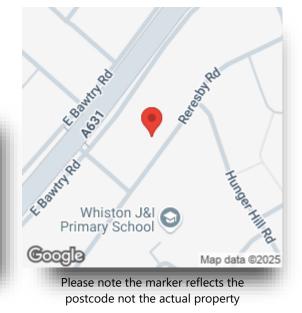
- Two bedroom semi detached property
- Well placed to local amenities/transport links/schools
- Ideal purchase for the FTB/small family buyer
- Drive & garage
- Beautiful rear garden

Tenure: Freehold EPC Rating: D

# guide price **£180,000-£190,000**







view this property online williamhbrown.co.uk/Property/RTF106515



Property Ref: RTF106515 - 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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