





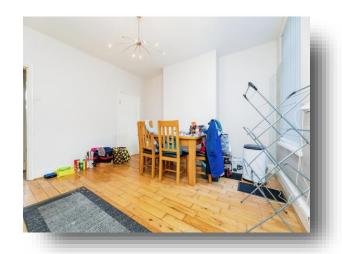




welcome to

Meadow Street, Rotherham

£110,000 - NEST OR INVEST - Offered to market is this two bedroom mid terraced property making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation throughout with park views & a well presented rear patio...CALL TO ARRANGE A VIEWING!!!













Lounge

13' into breast recess x 15' 6" into bay window (3.96m into breast recess x 4.72m into bay window) Having a front facing double glazed window and door, a radiator and a gas fire.

Dining Room

12' 11" into breast recess x 12' 11" (3.94m into breast recess x 3.94m)

Having a rear facing double glazed window, a radiator and door to the cellar.

Kitchen

10' 10" x 6' 8" (3.30m x 2.03m)

Fitted with wall and base units with extractor & worktops housing the sink & drainer. There is also space for a cooker & a washing machine. Having a rear facing double glazed window and a radiator.

Bedroom One

13' into breast recess x 12' 6" (3.96m into breast recess x 3.81m)

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

Bedroom Two

13' \times 13' into recess (3.96m \times 3.96m into recess) Having a rear facing double glazed window, a radiator and a built in storage cupboard.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a rear facing double glazed window and a heated towel rail.

Outside

To the rear of the property is a block paved patio with a decked area along with Summerhouse.





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Meadow Street, Rotherham

- Two bedroom mid terraced property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities, transport links & park
- Rear patio

Tenure: Freehold EPC Rating: C

£110,000









view this property online williamhbrown.co.uk/Property/RTF115780



Property Ref: RTF115780 - 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.





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