





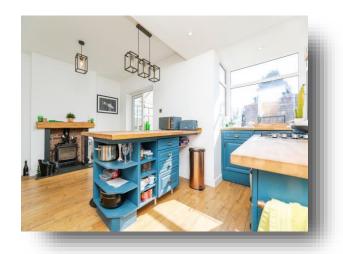




welcome to

Beaconsfield Road, Rotherham

£200,000-£210,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this spacious three bedroom family home boasting spacious & well presented accommodation throughout with off road parking & a generous sized rear garden. Close to local amenities, transport links and schools...CALL TO VIEW!!!













Entrance Hall

Having a front facing door.

Lounge

10' 7" into chimney breast recess x 14' 4" (3.23m into chimney breast recess x 4.37m)

Having a front facing double glazed window and a radiator.

Kitchen / Diner

16' 7" into chimney breast recess x 30' 1" (5.05m into chimney breast recess x 9.17m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is space for a fridge/freezer. Having a side facing door with a rear facing window and patio doors.

Conservatory

12' 2" x 9' 5" (3.71m x 2.87m)

Having rear facing patio doors leading to the garden.

Landing

Having a side facing window and entry to the loft.

Bedroom One

12' 1" \times 11' into chimney breast recess ($3.68m \times 3.35m$ into chimney breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Two

10' 1" x 10' 10" (3.07m x 3.30m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

5' 8" x 7' 3" (1.73m x 2.21m)

Having a front facing double glazed window and a radiator.

Bathroom

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

Outside

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

To the rear is a generous sized lawned garden with a patio and a decked area along with a garage.





welcome to

Beaconsfield Road, Rotherham

- Three bedroom semi detached property
- Well presented and spacious accommodation throughout
- Ideal family purchase
- Close to local amenities & transport links
- Off road parking

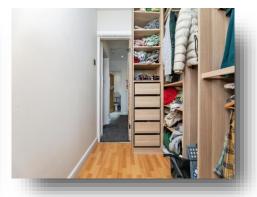
Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£200,000-£210,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115884



Property Ref: RTF115884 - 0007 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 quidance 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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