





welcome to

Green Acres, Rawmarsh Rotherham

£150,000 - WELCOME TO GREEN ACRES - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/family buyer. Boasting spacious accommodation throughout with a drive & garage and a delightful rear garden...CALL TO VIEW!













Entrance Hall

Having a front facing door and a radiator.

Lounge

13' 6" x 13' 2" (4.11m x 4.01m) Having a front facing window.

Dining Room

8' 6" x 10' 9" (2.59m x 3.28m) Having a rear facing window and a radiator.

Kitchen

10' 5" \times 7' 3" (3.17m \times 2.21m) Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. Having a side facing window.

Rear Porch

Having a side facing door with side & rear facing windows.

Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m) Having a rear facing window.

Bedroom Two

9' 6" x 12' 3" ($2.90m \times 3.73m$) Having a front facing window and fitted wardrobes.

Bedroom Three

6' 6" x 5' 3" (1.98m x 1.60m) Having a front facing window.

Shower Room

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

Outside

To the front of the property is a lawned garden.

To the rear of the property is a lawned garden, a drive and a garage.





welcome to

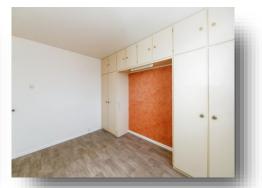
Green Acres, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Drive & garage providing off road parking
- Delightful rear garden

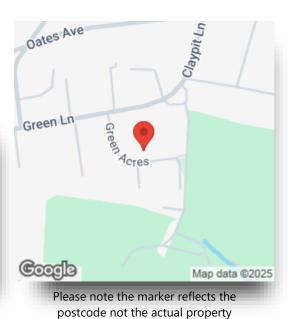
Tenure: Freehold EPC Rating: E

£150,000









check out more properties at williamhbrown.co.uk



Property Ref: RTF115867 - 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.

f an offer s are vices and d for this to pay a e content hould

Not for marketing purposes INTERNAL USE ONLY



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.