

Netherfield View, Rotherham S65 3RB



welcome to

Netherfield View, Rotherham

£150,000 - LET'S GET YOU STARTED!.. Situated in this popular residential area, close to local amenities is this beautifully presented semi detached property. Boasting spacious accommodation, a conservatory & off street parking - WHAT ARE YOU WAITING FOR?! - CALL NOW!













Entrance Porch

Having a front facing double glazed door and a radiator.

Lounge

15' 3" x 11' 9" into stairs recess ($4.65m \times 3.58m$ into stairs recess) Having a front facing double glazed window, a radiator and an electric fire.

Kitchen

11' 10" x 6' 9" ($3.61m \times 2.06m$) Fitted with wall and base units & worktops housing the sink & drainer. There is space for a cooker & a washing machine. Having a radiator.

Conservatory

9' 1" x 12' 7" (2.77m x 3.84m) Having side facing double glazed French doors & side & rear facing double glazed windows.

Landing

Providing access to the loft via hatch.

Bedroom One

11' 9" into wardrobe x 7' 10" (3.58m into wardrobe x 2.39m) Having a front facing double glazed window, a radiator, spotlights & fitted wardrobes.

Bedroom Two

11' 9" into wardrobe x 6' 5" (3.58m into wardrobe x 1.96m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bathroom

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

Outside

To the front of the property is a drive providing off road parking for two cars and a lawn.





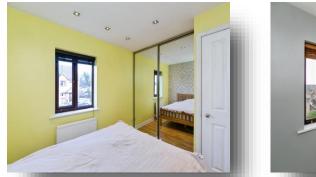
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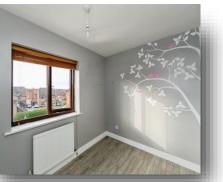
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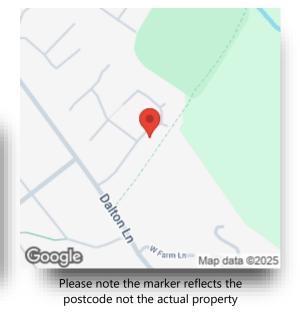
- Two bedroom semi detached property
- Well presented throughout
- Ideal purchase for the FTB/young family buyer
- Well placed to local amenities
- Drive providing off road parking

Tenure: Freehold EPC Rating: C

£150,000







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Property Ref: RTF115953 - 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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