









welcome to

Church Street, Greasbrough Rotherham

PICTURE PERFECT-Offered to market is this picturesque cottage style property boasting charming & spacious accommodation with open plan Kitchen/Diner and larger than average rear garden. Situated in this sought after location with access to walks through Greasbrough Dam & Wentworth estates. CALL NOW!













Lounge

12' 1" x 12' 4" into chimney breast recess (3.68m x 3.76m into chimney breast recess)

Having a front facing double glazed window and door a radiator and brick fireplace which can accommodate a wood burner.

Dining Room

12' 9" x 12' 2" (3.89m x 3.71m)

Being open plan into the Kitchen having rear facing double glazed French doors leading to the garden, a radiator, spotlights and a built in storage cupboard.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)

Being open plan into the Dining Room fitted with wall and base units housing the integrated double oven, hob & extractor fan, the fridge/freezer, wine cooler, washer/dryer and dishwasher with worktops housing the sink & drainer. Having a side & rear facing double glazed window, a radiator, spotlights and combi boiler.

Landing

Providing access to the boarded out loft, being a versatile space which can be adapted into an bedroom & having a radiator & spotlights.

Bedroom One

11' 10" into breast recess x 12' 8" (3.61m into breast recess x 3.86m)

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

Bedroom Two

8' 4" x 13' (2.54m x 3.96m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a freestanding bath and separate shower cubicle, a hand was basin and a WC. Having a rear facing double glazed window, a heated towel rail, an extractor fan and spotlights.

Outside

To the front of the property is a small gated yard with on street parking.

To the rear is a good sized enclosed garden fitted with electrical points, a water tap & outdoor lighting.

Also benefiting from an outbuilding fitted with a hand wash basin & WC and a separate storage space. There is shared access with the adjoining property of the pathway leading to the garden.





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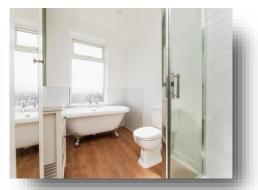
Church Street, Greasbrough Rotherham

- Two bedroom cottage style property with additional attic space
- Fully refurbished including electrics & heating system
- Beautifully presented throughout inclusive of pendant & chandelier light fittings
- Located in a highly sought after area
- Ideal purchase for the FTB

Tenure: Freehold EPC Rating: C

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115593



Property Ref: RTF115593 - 0006 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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