





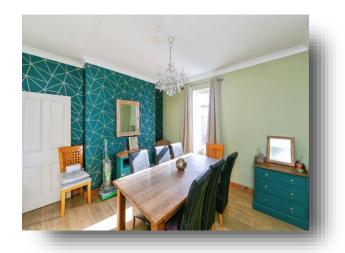




# welcome to

# **Ewers Road, Rotherham**

£120,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this beautiful two bedroom mid terraced property boasting spacious accommodation throughout making the ideal purchase for the FTB/small family. Being well placed to local amenities & transport links...CALL NOW TO ARRANGE A VIEWING!













### Lounge

12' 4" x 11' 9" ( 3.76m x 3.58m ) Having a front facing double glazed window, a radiator and a gas fire.

## **Dining Room**

12' 3" x 12' 4" ( 3.73m x 3.76m )

Having a rear facing double glazed window and a radiator.

#### Kitchen

11' 9" x 14' 8" into recess ( 3.58m x 4.47m into recess ) Fitted with wall and base units housing the integrated dishwasher & washing machine with coordinating kitchen island housing the sink. There is also space for a freestanding fridge/freezer. Having rear facing double glazed French doors, a radiator and spotlights.

#### **Bedroom One**

11' 10" x 12' 3" into breast recess (  $3.61 \,\mathrm{m}\,\mathrm{x}\,3.73 \,\mathrm{m}$  into breast recess )

Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Two**

9' 6" x 11' 7" ( 2.90m x 3.53m )

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

## **Bathroom**

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

## **Attic Space**

12' 2" into recess x 17' 10" into recess ( 3.71m into recess x 5.44m into recess ) Having a rear facing velux window.

## Cellar

7' 6" x 11' 2" ( 2.29m x 3.40m )

Currently used as an office space fitted with base units.

#### Outside

To the rear of the property is an artificial lawn & a patio all enclosed with fencing.





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# **Ewers Road, Rotherham**

- Two bedroom mid terraced with attic room & cellar
- Spacious and well presented accommodation throughout
- Ideal purchase for the FTB/small family
- Well placed to local amenities & transport links
- CALL TO VIEW!!!

## Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000









view this property online williamhbrown.co.uk/Property/RTF115851



Property Ref: RTF115851 - 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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