

Gibbing Greaves Road, Rotherham S65 3HS



welcome to

Gibbing Greaves Road, Rotherham

£240,000-£250,000 - HOME SWEET HOME - Situated in this popular location is this four bedroom family property boasting spacious and well presented accommodation throughout. Being well placed to local amenities, transport links & schools...CALL TO ARRANGE A VIEWING!!!

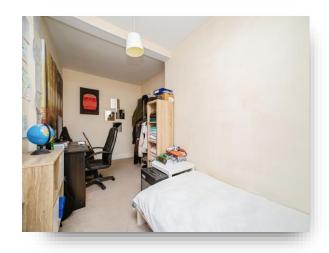












Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

15' 4" into bay x 13' 4" (4.67m into bay x 4.06m) Having a front facing double glazed window, a radiator and a gas fire.

Reception Room

16' 3" \dot{x} 8' 9" (4.95m x 2.67m) Having a front & rear double glazed window and a radiator.

Kitchen

16' 7" x 9' 6" (5.05m x 2.90m) Fitted with wall and base units with worktops housing the sink & drainer. Having two rear facing double glazed windows and a door, a radiator and a radiator.

Landing

Having a built in storage cupboard, a radiator and access to the loft.

Bedroom One

7' 8" into recess x 16' 7" (2.34m into recess x 5.05m) Having a front facing double glazed window and a radiator.

Bedroom Two

9' 7" x 11' 6" ($2.92m\ x\ 3.51m$) Having a front facing double glazed window and a radiator.

Bedroom Three

9' 6" x 8' 8" ($2.90m\ x\ 2.64m$) Having a rear facing double glazed window with views and a radiator.

Bedroom Four

9' 5" x 9' 8" ($2.87m \times 2.95m$) Having a rear facing double glazed window with views and fitted storage.

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 to the ceiling.

Outside

Bathroom

To the rear of the property is a lawned garden with a decked overlooking views.





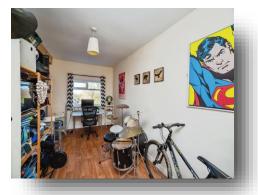
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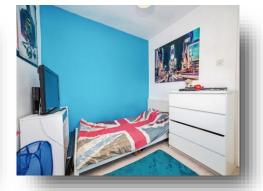
Gibbing Greaves Road, Rotherham

- Four bedroom semi detached property
- Situated in a highly sought after area
- Well placed to local amenities & transport links
- Spacious accommodation throughout
- Delightful rear views

Tenure: Leasehold EPC Rating: D Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£240,000



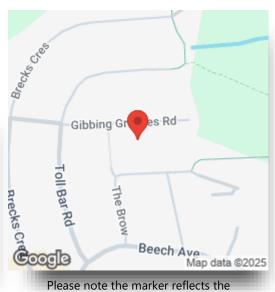


view this property online williamhbrown.co.uk/Property/RTF116035



Property Ref: RTF116035 - 0004 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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postcode not the actual property

william h brown



01709 829935

rotherham@williamhbrown.co.uk

32 N York

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk