









# welcome to

# Stubbin Close, Rawmarsh Rotherham

£220,000 - THIS IS THE ONE - Offered to market is this beautiful three bedroom detached property making the perfect family home. Boasting well presented accommodation throughout with off road parking and delightful rear garden...Being well placed to amenities & transport links...CALL TO VIEW!!













#### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### Lounge

13' 10" into recess x 14' 9" into stairs recess ( 4.22m into recess x 4.50m into stairs recess ) Having a front facing double glazed window, two radiators and a gas fire.

### Kitchen / Diner

14' 8" x 10' 6" ( 4.47m x 3.20m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window and patio doors.

### Landing

Having a side facing double glazed window, a storage cupboard and loft hatch.

#### **Bedroom One**

 $8' 6" \times 11' 9" (2.59m \times 3.58m)$  Having a front facing double glazed window, a radiator and fitted storage.

#### **Bedroom Two**

10' 8"  $\times$  8' 5" (  $3.25m \times 2.57m$  ) Having a rear facing double glazed window, a radiator and fitted storage.

#### **Bedroom Three**

9' 9" into recess x 6' 9" ( 2.97m into recess x 2.06m ) Having a front facing double glazed window, a radiator and fitted storage cupboard.

#### **Bathroom**

Fitted with a bath, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

### Outside

To the front of the property is a lawned garden and a drive providing off road parking.

To the rear of the property is an enclosed lawned garden with a patio, a shed and an outside tap. Also benefiting from a detached garage.





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## Stubbin Close, Rawmarsh Rotherham

- Three bedroom detached property
- Beautifully presented accommodation throughout
- Well placed to amenities, schools & transport links
- Drive & detached garage
- Delightful rear garden

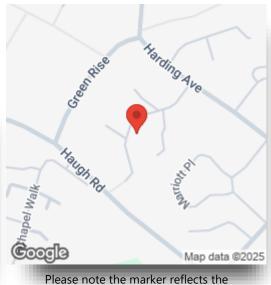
Tenure: Freehold EPC Rating: D

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116032



Property Ref: RTF116032 - 0003 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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