







welcome to

Searby Road, Bramley ROTHERHAM

£130,000 - TAKE YOUR FIRST STEPS - Tucked away in this highly desirable location, close to many local amenities, transport links & motorway links - this one bedroom end townhouse is the perfect property for any first time buyer. Boasting spacious accommodation throughout & a rear garden...CALL NOW!













Entrance Hall

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

Lounge

16' 6" into recess x 12' 8" into stairs (5.03m into recess x 3.86m into stairs)

Having rear facing double glazed patio doors, two radiators and an electric fire.

Kitchen

13' 9" into recess x 7' 4" (4.19m into recess x 2.24m) Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a front facing double glazed window & the boiler.

Landing

Having built in storage.

Bedroom One

13' 9" into recess x 7' 4" (4.19m into recess x 2.24m) Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing double glazed window, a heated towel rail, an extractor fan and loft hatch.

Outside

To the rear of the property is a lawned garden with a patio and a shed.





welcome to

Searby Road, Bramley ROTHERHAM

- One bedroom end Townhouse
- Beautifully presented and spacious throughout
- Close to transport links & local amenities
- Perfect for the FTB
- Rear garden

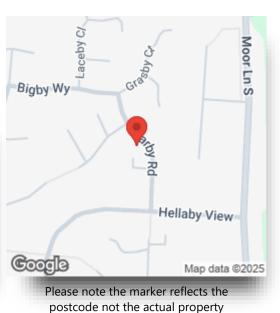
Tenure: Freehold EPC Rating: D

£130,000









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Property Ref: RTF116015 - 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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