







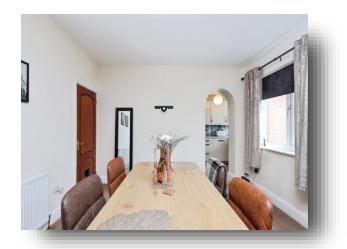


welcome to

Main Street, Rawmarsh Rotherham

GUIDE PRICE £150,000-£160,000 - JUST BRING YOUR THINGS AND MOVE IN - This two bedroom detached property boasting well presented and spacious accommodation throughout is offered to market making the ideal purchase for the FTB. Benefiting from off road parking and a delightful rear garden.













Lounge

13' 4" into chimney breast recess x 13' 5" into bay window (4.06m into chimney breast recess x 4.09m into bay window)

Having a front facing bay window.

Dining Room

13' 11" x 12' 5" (4.24m x 3.78m)

Having a rear facing window & door and a radiator.

Kitchen

5' 9" x 15' 1" (1.75m x 4.60m)

Fitted with wall and base units housing the hob, oven, fridge/freezer & dishwasher with worktops housing the sink & drainer.. Having a rear facing window.

Bedroom One

13' 5" into chimney breast recess x 10' 11" plus bay window (4.09m into chimney breast recess x 3.33m plus bay window)

Having a front facing bay window, a radiator and fitted wardrobes.

Bedroom Two

9' 1" x 13' 1" (2.77m x 3.99m)

Having a rear facing window and a radiator.

Bathroom

Fitted with a bath & a shower, a hand wash basin and a WC. Having a side facing window.

Outside

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

To the rear is a lawned garden with a patio and an double brick outbuilding fitted with electrics.





welcome to

Main Street, Rawmarsh Rotherham

- Two bedroom detached property
- Spacious & well presented throughout
- Ideal purchase for the FTB/family buyer
- Drive & garage providing off road parking
- Generous sized rear garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

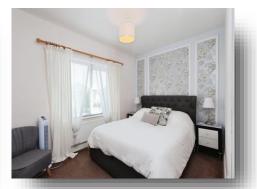
Ground Rent: Ask Agent

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.

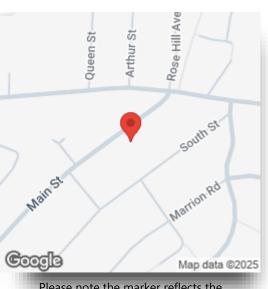
guide price

£150,000-£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116055



Property Ref: RTF116055 - 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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