



**Boundary Green, Rawmarsh Rotherham S62 6JF**

**welcome to**

**Boundary Green, Rawmarsh Rotherham**

£130,000-£140,000 - START THE DREAM HERE -Situated on this delightful cul-de-sac in this sought after location, well placed for schools, amenities & Parkgate Retail World, this beautifully presented semi-det boasts a lovely garden, off street parking & makes a perfect purchase for FTB -CALL NOW!





## **Lounge**

13' 6" into stairs x 13' 9" into breast recess ( 4.11m into stairs x 4.19m into breast recess )

Having a front facing door & front facing double glazed bow window and a radiator.

## **Kitchen**

12' 3" x 5' 6" ( 3.73m x 1.68m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with space for a washing machine and a fridge/freezer. Having a front & side facing double glazed windows and a radiator.

## **Bedroom One**

10' 6" x 12' 4" into wardrobe ( 3.20m x 3.76m into wardrobe )

Having a front facing double glazed window, a radiator, fitted wardrobes & a built in storage cupboard.

## **Bedroom Two**

6' 6" x 8' 10" ( 1.98m x 2.69m )

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 and spotlights.

## **Outside**

To the front of the property is a lawned garden with a pebbled area and a drive providing off road parking for two cars.



***view this property online*** [williamhbrown.co.uk/Property/RTF116067](http://williamhbrown.co.uk/Property/RTF116067)



welcome to

## Boundary Green, Rawmarsh Rotherham

- Two bedroom semi detached - cul de sac location
- Sought after location - Beautifully presented throughout
- Well placed to amenities, schools & Retail World
- Delightful garden
- Off street parking for two cars

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF116067](https://williamhbrown.co.uk/Property/RTF116067)



Property Ref:

RTF116067 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**