



Mill Street, Greasbrough Rotherham S61 4ES

welcome to

Mill Street, Greasbrough Rotherham

£180,000-£190,000 - PICTURE PERFECT - This absolutely STUNNING three bedroom mid terraced property is offered to market making the ideal purchase for the FTB/family buyer. Boasting beautifully presented accommodation throughout with off road parking and garden...DON'T DELAY!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

12' 1" x 11' 6" into recess (3.68m x 3.51m into recess)
Having a rear facing double glazed window & door, a radiator and a feature fireplace. Also having a door to the cellar.

Dining Room

11' 7" into recess x 11' 8" (3.53m into recess x 3.56m)
Having a front facing double glazed window, a radiator and a feature fireplace.

Kitchen

11' 9" x 9' 5" into recess (3.58m x 2.87m into recess)
Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space for a washing machine. Having a front facing double glazed window, spotlights & a storage cupboard.

Landing

Having spotlights to the ceiling and a built in storage cupboard housing the boiler.

First Floor Storage Cupboard

5' 10" x 2' 9" (1.78m x 0.84m)

Bedroom One

12' 1" x 15' 2" into breast (3.68m x 4.62m into breast)
Having two rear facing double glazed windows and a radiator.

Bedroom Two

11' 7" x 12' 8" into breast (3.53m x 3.86m into breast)
Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Three

11' 7" x 6' 6" into breast (3.53m x 1.98m into breast)
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 front facing double glazed window, a radiator, an extractor fan & spotlights.

Outside

To the front of the property is a pebbled driveway and outdoor storage.

To the rear of the property is a lawned garden & a pebbles area all enclosed with fencing.



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Mill Street, Greasbrough Rotherham

- Beautifully presented larger than average three bedroom mid terraced
- Situated in a highly desirable residential area
- Ideal purchase for the FTB/small family
- Off road parking & garden
- Overlooking views of St. Marys Church

Tenure: Freehold EPC Rating: D

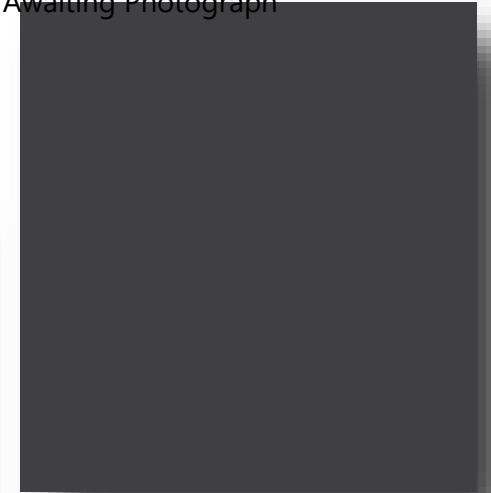
Council Tax Band: B

guide price

£180,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF115162 - 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.

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