



Hartington Road, Rotherham S61 1DB

welcome to

Hartington Road, Rotherham

£110,000 - FIRST STEP ON THE LADDER - Offered to market is this beautifully presented two bedroom mid terraced boasting spacious accommodation throughout. Being well placed to local amenities & transport links & making the ideal purchase for the FTB...CALL TO VIEW!!!



Lounge

11' 2" x 11' 5" (3.40m x 3.48m)

Having a front facing double glazed window and a radiator.

Kitchen

17' 5" x 8' 9" into recess (5.31m x 2.67m into recess)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with workstops housing the sink & drainer. Having a side facing double glazed door, a rear facing double glazed window, a radiator, spotlights & additional storage.

Bedroom One

11' 3" x 11' 3" (3.43m x 3.43m)

Having a front facing double glazed window and a radiator.

Bedroom Two

8' 6" x 10' (2.59m x 3.05m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower rover, a hand washbasin and a WC. Having a rear facing double glazed window, a heated towel rail, an extractor fan and spotlights.

Outside

To the rear of the property is a low maintenance pebbled yard.



view this property online williamhbrown.co.uk/Property/RTF115531



welcome to

Hartington Road, Rotherham

- Two bedroom mid terraced property - sound proof walls & insulated
- Beautifully presented & spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities & transport links
- Rear yard

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115531



Property Ref:

RTF115531 - 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



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



williamhbrown.co.uk