

Fitzwilliam Road, Rotherham S65 1LZ



welcome to

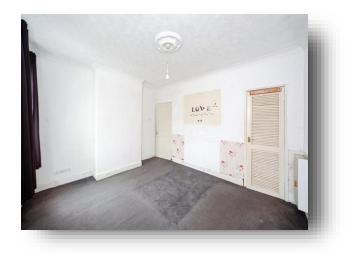
Fitzwilliam Road, Rotherham

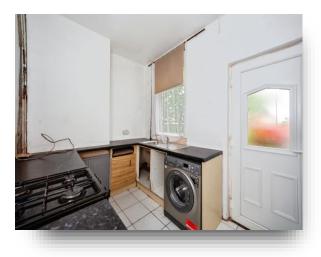
£135,000 - READY FOR A NEW OWNER - Offered to market is this two bedroom semi detached property making the ideal purchase for the FTB. Being well placed to local amenities & transport links and boasting spacious accommodation throughout...CALL TO VIEW!!!













Lounge

11' 9" plus bay x 12' 11" (3.58m plus bay x 3.94m) Having a front facing double glazed bay window and a radiator.

Dining Room

13' into chimney breast recess x 13' 3" (3.96m into chimney breast recess x 4.04m) Having a side & rear facing double glazed window and a radiator.

Kitchen

10' 7" x 7' 4" (3.23m x 2.24m) Fitted with wall and base units with worktops housing the sink & drainer. There is space and plumbing for a fridge/freezer, a cooker and a washing machine. Having a side facing double glazed window and door.

Bedroom One

13' 4" into chimney breast recess x 12' 1" (4.06m into chimney breast recess x 3.68m) Having a front facing double glazed window and a radiator.

Bedroom Two

10' 2" x 12' 10" ($3.10m\ x\ 3.91m$) Having a side & rear facing double glazed window and a radiator.

Bathroom

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

Outside

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

To the rear is a lawned garden.





welcome to

Fitzwilliam Road, Rotherham

- Two bedroom semi detached property
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- Drive providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

£135,000



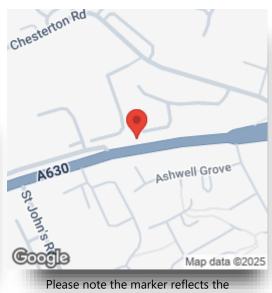


view this property online williamhbrown.co.uk/Property/RTF116087



Property Ref: RTF116087 - 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.



postcode not the actual property

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