









welcome to

Coronation Road, Rawmarsh ROTHERHAM

£140,000 - FIRST STEP ON THE LADDER? - Located in a sought after area is this three bedroom semi detached property making the ideal purchase for the FTB/investors alike. Boasting spacious & modern accommodation throughout with a good sized enclosed rear garden & patio area. CALL TO VIEW!!!













Lounge

12' 7" x 13' 4" into recess (3.84m x 4.06m into recess) Having a front facing double glazed window and a radiator.

Dining Room

12' 10" x 13' 10" (3.91m x 4.22m)

Having a rear facing double glazed window and a radiator.

Kitchen

9' 2" x 6' 2" (2.79m x 1.88m)

Fitted with wall and base units housing the integrated hob, oven and microwave with worktops housing the sink & drainer. Having a rear facing door.

Bedroom One

11' 5" x 12' 10" into chimney breast recess ($3.48\mbox{m}$ x $3.91\mbox{m}$ into chimney breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Two

8' 4" x 8' 4" (2.54m x 2.54m)

Having a front facing double glazed window and a radiator.

Bedroom Three

10' 1" x 12' 10" into chimney breast recess ($3.07m\ x\ 3.91m$ into chimney breast recess)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath & shower and a hand wash basin. Having a rear facing window.

The WC is separate from the main bathroom having a side facing double glazed window.

Outside

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

To the rear is a lawned garden.





welcome to

Coronation Road, Rawmarsh ROTHERHAM

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Drive & garage providing off road parking
- Rear garden

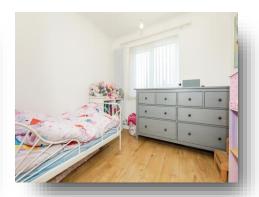
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115905



Property Ref: RTF115905 - 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.





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