









# welcome to

# **Oxford Street, Clifton Rotherham**

£150,000-£160,000 - CALL NOW TO VIEW. Perfect family sized accommodation in a popular location with access to Rotherham town centre and Clifton park. Beautifully presented throughout with low maintenance rear garden and off street parking. NOT TO BE MISSED!!!













#### **Entrance Hall**

Having a side facing double glazed door.

### Lounge

15' 6" into bay  $\times$  12' into breast ( 4.72m into bay  $\times$  3.66m into breast )

Having a front facing double glazed bay window, a radiator and a gas fire.

### **Dining Room**

11' 10" into breast x 12' 1" ( 3.61m into breast x 3.68m ) Having a rear facing double glazed window, a radiator, a gas fire and door to the cellar.

#### Kitchen

8' 3" x 7' 3" ( 2.51m x 2.21m )

Fitted with wall and base units and worktops housing the sink & drainer. Having a side facing double glazed window & door.

#### **Bedroom One**

11' 5" x 11' 9" ( 3.48m x 3.58m )

Having a front facing double glazed window, two radiators and a storage cupboard.

#### **Bedroom Two**

11' 9" into recess x 12' 5" ( 3.58m into recess x 3.78m ) Having a rear facing double glazed window, a radiator and a storage cupboard.

#### **Bedroom Three**

8' 5" x 7' 4" ( 2.57m x 2.24m ) Having a rear facing double glazed window, a

radiator and the boiler.

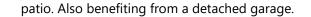
### **Bathroom**

Fitted with a shower, a hand wash basin and a WC. Having a side facing double glazed window, a radiator and spotlights.

#### Outside

To the front of the property is patio with a drive to the side providing off road parking for three cars.

To the rear of the property is a lawned garden and a







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# **Oxford Street, Clifton Rotherham**

- Three bedroom semi detached
- Close to Rotherham Town Centre & transport links
- Spacious accommodation throughout
- Of street parking & garage
- Rear garden with patio

Tenure: Freehold EPC Rating: E

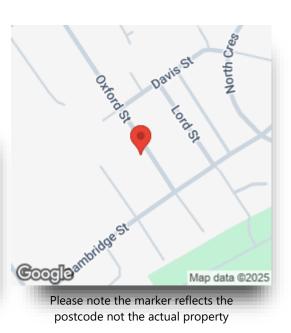
Council Tax Band: A

# £150,000









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Property Ref: RTF116069 - 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 quidance 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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