

Brinsworth Road, Catcliffe Rotherham S60 5SG



welcome to

Brinsworth Road, Catcliffe Rotherham

£130,000 - FIRST STEP ON THE LADDER? - Being well placed to local amenities & transport links, this two bedroom mid terraced is offered to market. Boasting well presented accommodation throughout with low maintenance rear patio...NOT TO BE MISSED, CALL TO VIEW!!!













Lounge

16' 3" into chimney breast recess x 14' 1" (4.95m into chimney breast recess x 4.29m) Having a front facing double glazed window, a radiator and a beautiful feature stone fireplace.

Kitchen

14' x 12' 11" (4.27m x 3.94m) Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. Having a rear facing double glazed window and door, a radiator and a storage cupboard.

Landing

Having a radiator, two storage cupboards and providing entry to the loft.

Bedroom One

10' 2" plus recess x 10' 7" (3.10m plus recess x 3.23m) Having a front facing double glazed window and a radiator.

Bedroom Two

9' 3" x 7' 4" ($2.82m\ x\ 2.24m$) Having a rear facing window, a radiator and bulk head.

Bathroom

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

Outside

To the front & rear is a low maintenance patio.





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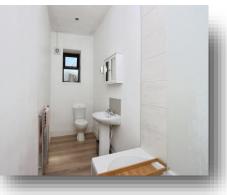
Brinsworth Road, Catcliffe Rotherham

- Two bedroom mid terraced property •
- Well presented accommodation throughout
- Ideal purchase for the FTB
- Well placed to local amenities & transport links
- Low maintenance patio •

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

£130,000





view this property online williamhbrown.co.uk/Property/RTF116072



Property Ref: RTF116072 - 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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postcode not the actual property

