

Broadway,Rotherham S65 2HG



welcome to

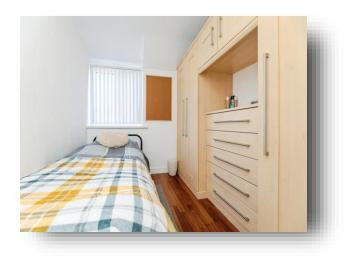
Broadway, Rotherham

£160,000 - HOME SWEET HOME - This three bedroom end terraced makes the ideal family purchase. Boasting spacious accommodation with delightful gardens with drive & garage providing off road parking...CALL TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

13' 10" into recess x 13' 8" into breast recess (4.22m into recess x 4.17m into breast recess) Having a front facing double glazed window, a radiator and a gas fire.

Kitchen

17' 6" x 7' 9" (5.33m x 2.36m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a fridge/freezer and a washing machine. Having two rear facing double glazed windows & door and a radiator.

Conservatory

15' x 9' 3" ($4.57m \times 2.82m$) Having side facing double glazed French doors, a rear facing double glazed window and two radiators.

Landing

Having a side facing double glazed window.

Bedroom One

10' 7" x 10' 7" into recess ($3.23m \times 3.23m$ into recess) Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

12' x 8' 1" (3.66m x 2.46m) Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three

8' 6" into recess x 9' 2" into recess (2.59m into recess x 2.79m into recess) Having a rear facing double glazed window and a radiator.

Bathroom

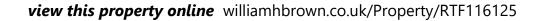


Fitted with a bath with a shower over, a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

Outside

To the front of the property is a lawned garden and a driveway with detached garage providing off road parking.

To the rear is a lawned garden and two patios all enclosed with fencing,





welcome to

Broadway, Rotherham

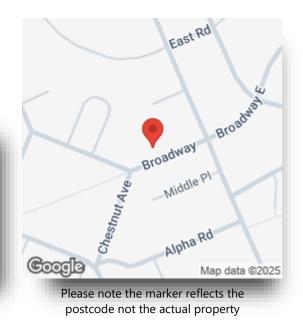
- Three bedroom end terraced property
- Well placed to local amenities & transport links
- Ideal family purchase
- Driveway & garage providing off road parking
- Delightful gardens

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

£160,000







view this property online williamhbrown.co.uk/Property/RTF116125



Property Ref: RTF116125 - 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 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



R

01709 829935

rother ham @william hbrown.co.uk

32 M Yorks

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



williamhbrown.co.uk