





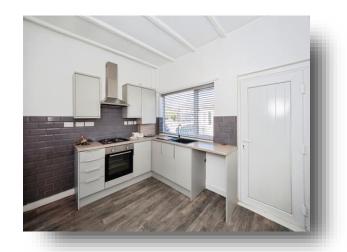




welcome to

Clifton Avenue, Rotherham

£130,000 - JUST BRING YOUR THINGS AND MOVE IN - This two bedroom mid terraced is offered to market making the ideal purchase for the FTB. Boasting spacious and well presented accommodation throughout with rear patio...CALL TODAY!!!

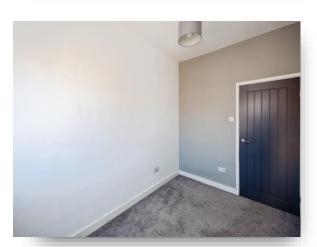












Entrance Hall

Having a front facing double glazed door and window.

Lounge

11' 6" into stairs x 19' 6" (3.51m into stairs x 5.94m) Having a front facing double glazed window and door and two radiators.

Kitchen

9' 2" x 11' 4" (2.79m x 3.45m)

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

Landing

Having a storage cupboard, a radiator and access to the loft via hatch.

Bedroom One

15' 5" x 8' 7" into breast (4.70m x 2.62m into breast) Having a front facing double glazed window and a radiator.

Bedroom Two

9' 9" x 10' 7" ($2.97m \times 3.23m$) 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 rear facing double glazed window, heated towel rail, built in storage cupboard and spotlights.

Outside

To the rear of the property is a patio and a pebbled area.





welcome to

Clifton Avenue, Rotherham

- Two bedroom mid terraced property
- Spacious and well presented throughout
- Ideal purchase for FTB
- Well placed to local amenities
- Rear patio

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116136



Property Ref: RTF116136 - 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

01709 829935



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



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.