



**Fullerton Crescent, Thrybergh Rotherham S65 4AX**

**welcome to**

**Fullerton Crescent, Thrybergh Rotherham**

£125,000 - FIRST STEP ON THE LADDER - Offered to the market is this two bedroom mid terraced property making the ideal purchase for the FTB/investors alike. Boasting well presented and spacious accommodation throughout with rear garden & detached garage providing off road parking...CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Lounge**

13' 5" into stairs recess x 14' 4" ( 4.09m into stairs recess x 4.37m )

Having a front facing double glazed window, a radiator, electric fire & spotlights.

### **Kitchen**

13' 5" x 8' 8" ( 4.09m x 2.64m )

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 & a washing machine. Having a rear facing double glazed window & door, a radiator and spotlights.

### **Bedroom One**

10' 6" x 12' 2" into recess ( 3.20m x 3.71m into recess )

Having a front facing double glazed window, a radiator, fitted wardrobes & storage cupboard and spotlights to the ceiling.

### **Bedroom Two**

11' 2" x 7' 3" ( 3.40m x 2.21m )

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, a heated towel rail and spotlights.

### **Outside**

To the front of the property is a lawned garden and communal parking spaces.

To the rear of the property is a patio with a decked area & a detached garage providing off road parking.



***view this property online*** [williamhbrown.co.uk/Property/RTF115948](http://williamhbrown.co.uk/Property/RTF115948)





**welcome to**

## **Fullerton Crescent, Thrybergh Rotherham**

- Two bedroom mid terraced property
- Well presented and spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Rear garden
- Detached garage providing off road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £125,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF115948](https://www.williamhbrown.co.uk/Property/RTF115948)



Property Ref:  
RTF115948 - 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**



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**