









# welcome to

# **Wellfield Road, Rotherham**

£140,000 - READY FOR A NEW OWNER - This three bedroom semi deatched property is offered to market making the ideal purchase for the FTB/small family. Boasting spacious accommodation throughout with delightful gardens...CALL TO VIEW!!!













#### **Entrance Hall**

Having a front facing door and a radiator.

## Lounge

12' 8" into chimney breast recess x 12' 9" ( 3.86m into chimney breast recess x 3.89m )
Having a front facing double glazed window and a radiator.

## **Dining Room**

7' 8" x 9' 3" ( 2.34m x 2.82m )

Having a rear facing double glazed window and a radiator.

#### Kitchen

7' 9" x 9' 11" ( 2.36m x 3.02m )

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

#### **Bedroom One**

12' 10" x 12' 9" ( 3.91m x 3.89m )

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

12' 11" x 9' 2" ( 3.94m x 2.79m )

Having a rear facing double glazed window and a radiator.

#### **Bedroom Three**

8' 1" x 7' 3" plus fitted wardrobes ( 2.46m x 2.21m plus fitted wardrobes )

Having a front facing double glazed window and a radiator.

#### **Bathroom**

Fitted with a bath, a hand wash basin and a WC. Having a side & rear facing double glazed window.

### Outside

To the front of the property is a well presented lawned garden.

To the rear is a lawned garden with a patio.





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# Wellfield Road, Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/small family buyer
- Delightful gardens
- **CALL TO VIEW**

Tenure: Freehold EPC Rating: C

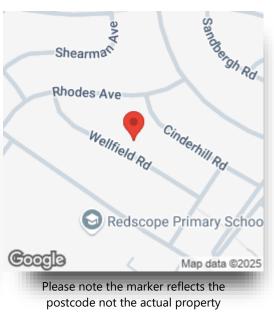
Council Tax Band: A

# £140,000









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Property Ref: RTF116276 - 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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