







welcome to

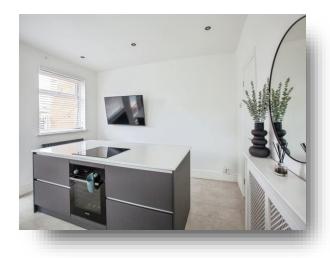
Brecklands, Stag Rotherham

£195,000 - IS THIS THE ONE? Offered to market is this beautifully presented three bedroom semi detached making the perfect purchase for the FTB/small family buyer. Boasting good sized accommodation throughout with off road parking & a generous sized rear garden...DON'T MISS OUT!!!













Lounge

14' 1" into chimney breats recess x 10' 11" plus bay window (4.29m into chimney breats recess x 3.33m plus bay window)

Having a front facing double glazed bay window and a radiator.

Kitchen / Diner

13' 6" \times 16' into chimney breast recess ($4.11m \times 4.88m$ into chimney breast recess)

Fitted with wall and base units with island housing the hob & the oven with Quartz worktops. Having a side facing double glazed window, a rear facing double glazed window & door and a radiator. There is also an understairs storage space housing the tumble dryer.

Bedroom One

14' 2" into chimney breast recess x 13' 1" into bay window (4.32m into chimney breast recess x 3.99m into bay window)

Having a front facing double glazed bay window and a radiator.

Bedroom Two

 8° 2" x 11' 8° into bay window ($2.49 m\ x\ 3.56 m$ into bay window)

Having a rear facing double glazed bay window and a radiator.

Bedroom Three

5' 7" x 10' 1" (1.70m x 3.07m)

Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

To the front of the property is a drive providing off road parking.

To the rear of the property is a generous sized

lawned garden with decked areas.





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Brecklands, Stag Rotherham

- Three bedroom semi detached property
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Drive providing off road parking
- Generous sized rear gardens with deck

Tenure: Freehold EPC Rating: D

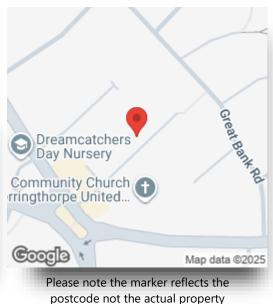
Council Tax Band: B

£195,000









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Property Ref: RTF116301 - 0010 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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