



Brecklands, Stag Rotherham S60 4JL

welcome to

Brecklands, Stag Rotherham

£190,000 - 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 breast recess x 10' 11" plus bay window (4.29m into chimney breast recess x 3.33m plus bay window)
Having a front facing double glazed bay window and a radiator.

Kitchen / Diner

13' 6" x 16' into chimney breast recess (4.11m x 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 (2.49m x 3.56m 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.



view this property online williamhbrown.co.uk/Property/RTF116301



welcome to

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

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116301



Property Ref:
RTF116301 - 0011

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



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



williamhbrown.co.uk