









welcome to

Rosebery Street, Ferham Rotherham

£80,000 - NEST OR INVEST! Being conveniently placed for local amenities, Rotherham Town Centre & transport links - this two bedroom mid terraced is offered to market boasting spacious accommodation throughout & a delightful rear garden...CALL TO VIEW!!! NO CHAIN!!













Lounge

11' 4" x 17' 1" into breast recess (3.45m x 5.21m into breast recess)

Having a front facing double glazed window & door, a radiator and an electric fireplace.

Dining Room

 $10' 6" \times 11' 9"$ into stairs recess ($3.20m \times 3.58m$ into stairs recess)

Having a radiator.

Kitchen

5' x 6' 9" (1.52m x 2.06m)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space for a fridge/freezer. Having a side facing door, a rear facing double glazed window, two side facing velux windows, spotlights & the boiler.

Landing

Providing access to the boarded out loft fitted with windows.

Bedroom One

11' 5" x 10' 9" into bay window ($3.48\mbox{m}$ x $3.28\mbox{m}$ into bay window)

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

Bedroom Two

7' 6" x 4' 2" (2.29m x 1.27m)

Having a rear facing double glazed window, a radiator and fitted storage.

Bathroom

Fitted with a bath, a separate shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window, a radiator and spotlights.

Outside

To the rear is a lawned garden with a patio & a brick built summer house.

Summer House

A brick built summer house fitted with electrics.





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Rosebery Street, Ferham Rotherham

- Two bedroom mid terraced property
- · Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- Rear garden & patio with summer house

Tenure: Freehold EPC Rating: D

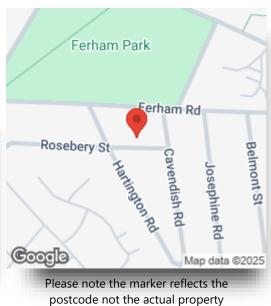
Council Tax Band: A

£75,000









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Property Ref: RTF116255 - 0008 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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