









welcome to

Rother Terrace, Canklow Rotherham

£120,000 - JUST STARTING OUT! Offered to the market is this two bedroom end terraced makign the ideal purchase for the FTB. Benefiting from off road parking and rear garden this property should be on your viewing list. CALL US TODAY!!













Lounge

12' 8" into chimney breast recess x 12' (3.86m into chimney breast recess x 3.66m)
Having a front facing double glazed window and a radiator.

Kitchen

15' 8" x 9' (4.78m x 2.74m)

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

Bedroom One

11' 11" x 15' 9" (3.63m x 4.80m) Having a front facing double glazed window and a radiator.

Bedroom Two

11' 7" x 9' 1" ($3.53m \times 2.77m$) Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing window.

Outside

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

To the rear is a lawned garden.





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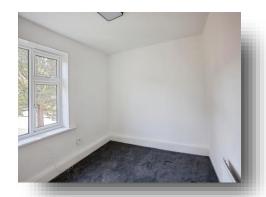
Rother Terrace, Canklow Rotherham

- Two bedroom end terraced property
- Well presented throughout
- Ideal purchase for the FTB
- Off road parking
- Rear garden

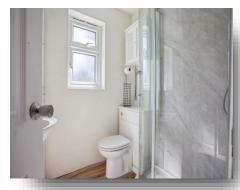
Tenure: Freehold EPC Rating: C

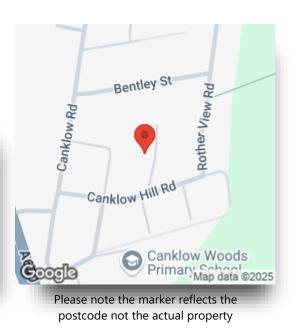
Council Tax Band: A

£120,000









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Property Ref: RTF115309 - 0002 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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