









welcome to

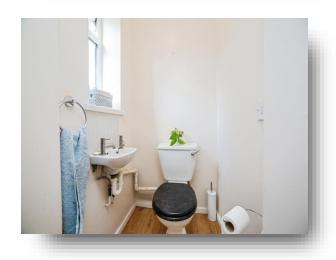
Wagon Road, Greasbrough Rotherham

GUIDE PRICE £280,000-£290,000 - FAMILY LIVING AT ITS FINEST - Offered to market is this beautifully presented four bedroom detached boasting spacious accommodation throughout with off road parking & delightful gardens. CALL TO VIEW!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

13' 8" x 11' 6" into recess (4.17m x 3.51m into recess) Having a front & side facing double glazed window, a gas fireplace & understairs storage.

Kitchen / Diner

19' 8" into recess x 9' 5" (5.99m into recess x 2.87m) Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Also benefiting from a breakfast bar. Having two rear facing double glazed windows, two radiators & spotlights.

Conservatory

9' 5" x 13' 2" (2.87m x 4.01m)

Having side facing double glazed French doors, surrounding double glazed windows and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a side facing double glazed window.

Landing

Having a side facing double glazed window and loft hatch.

Bedroom One

10' 7" x 15' 4" (3.23m x 4.67m)

Having a front facing double glazed window and a radiator.

En Suite

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

Walk In Wardrobe

8' 1" x 6' 5" (2.46m x 1.96m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 3" x 8' 7" (2.51m x 2.62m)

Having a rear facing double glazed window and a radiator.

Bedroom Four

8' 9" x 6' (2.67m x 1.83m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and a heated towel rail.

Outside

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

To the rear is a landscaped garden & patio all enclosed with fencing & a shed.





welcome to

Wagon Road, Greasbrough Rotherham

- Four bedroom detached property
- Beautifully presented & spacious throughout
- Ideal family purchase
- Drive & garage providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

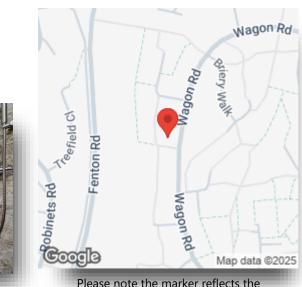
guide price

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116307



Property Ref: RTF116307 - 0004 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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