



**Greenfield Gardens, Flanderwell Rotherham S66 2JG**

**welcome to**

## **Greenfield Gardens, Flanderwell Rotherham**

£180,000 - READY FOR A NEW OWNER - Offered to market is this beautiful two bedroom semi detached bungalow located in a sought after area. Being well placed to local amenities & transport links boasting off road parking and a delightful rear garden...VIEW NOW!!!



## **Entrance Hall**

Having a side facing double glazed door, a radiator and built in storage cupboard.

## **Lounge**

16' 9" x 10' 10" into breast recess ( 5.11m x 3.30m into breast recess )

Having a front facing double glazed window, a radiator and a gas fire.

## **Kitchen**

6' 7" x 8' 8" ( 2.01m x 2.64m )

Fitted with wall and base units housing the integrated hob, double oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. There is also space for a washing machine. Having a front facing double glazed window.

## **Conservatory**

16' 6" x 8' 2" ( 5.03m x 2.49m )

Having a side facing double glazed door & rear facing double glazed windows.

## **Bedroom One**

12' 3" into wardrobe x 10' 5" ( 3.73m into wardrobe x 3.17m )

Having a rear facing double glazed window, a radiator & fitted wardrobes.

## **Bedroom Two**

9' 2" x 7' 3" ( 2.79m x 2.21m )

Having rear facing double glazed French doors and a radiator.

## **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window and a heated towel rail.

## **Outside**

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

To the rear of the property is a lawned garden & patio all enclosed with fencing & a shed.



***view this property online*** [williamhbrown.co.uk/Property/RTF116045](http://williamhbrown.co.uk/Property/RTF116045)



welcome to

## Greenfield Gardens, Flanderwell Rotherham

- Two bedroom semi detached bungalow
- Located in a sought after area
- Spacious accommodation with Conservatory
- Off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£180,000**



**view this property online** [williamhbrown.co.uk/Property/RTF116045](http://williamhbrown.co.uk/Property/RTF116045)



Property Ref:  
RTF116045 - 0003

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.



Please note the marker reflects the postcode not the actual property



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)