









welcome to

Mount Pleasant Road, Masbrough Rotherham

£80,000-READY FOR A NEW OWNER - Situated in this popular location, close to local amenities, this two bedroom terrace boasts two reception rooms & a rear patio making the ideal purchase for the FTB/investors alike. CALL US TO VIEW!!!













Entrance Hall

Having a side facing double glazed door and entry to the cellar.

Lounge

11' 6" x 12' 2" into chimney breast recess (3.51m x 3.71m into chimney breast recess)

Having a front facing double glazed window and a radiator.

Dining Room

11' 10" x 12' 2" into chimney breast recess ($3.61\mbox{m}$ x $3.71\mbox{m}$ into chimney breast recess)

Having a rear facing double glazed window and a radiator.

Kitchen

7' 11" x 6' 1" (2.41m x 1.85m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side facing door & a rear facing double glazed window.

Bedroom One

11' $8" \times 12'$ 10" into recess ($3.56m \times 3.91m$ into recess) Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

12' \times 10' 11" into recess ($3.66m \times 3.33m$ into recess) Having a rear 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 front facing double glazed window and a radiator.

Outside

To the rear of the property is a concrete patio & a veg patch.





welcome to

Mount Pleasant Road, Masbrough Rotherham

- Two bedroom mid terrace property
- Well placed to local amenities & transport links
- Two reception rooms
- Rear patio
- Ideal purchase for the FTB/investors

Tenure: Freehold EPC Rating: C

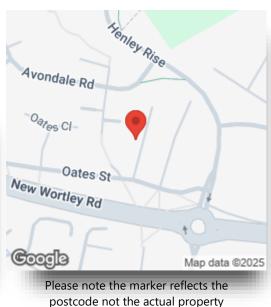
Council Tax Band: A

£80,000









view this property online williamhbrown.co.uk/Property/RTF116259



Property Ref: RTF116259 - 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 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.