









welcome to

Gilberthorpe Street, Clifton ROTHERHAM

TIME TO FLY THE NEST? Whether you are looking for your first home or an investor looking to add to your portfolio, this terraced home would make the perfect purchase for either. Being spacious throughout & being well placed to amenities...DON'T MISS OUT! CALL NOW!













Lounge

11' 3" into breast recess x 11' 9" (3.43m into breast recess x 3.58m)

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

Kitchen

11' 4" x 13' 2" (3.45m x 4.01m)

Fitted with wall and base units & worktops housing the sink & drainer. There is also space & plumbing for a fridge/freezer & a washing machine. Having a rear facing double glazed window & door and a door leading to the cellar.

Bedroom One

11' 9" x 11' 4" into breast recess ($3.58m \times 3.45m$ into breast recess)

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

5' 7" x 13' 2" (1.70m x 4.01m)

Having a rear facing double glazed window, a radiator and a built in storage cupboard.

Bathroom

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

Outside

To the rear of the property is a low maintenance slabbed yard with a pebbled area.





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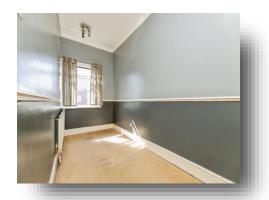
- Two bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to Rotherham Town Centre/transport links
- Excellent purchase for the FTB/investors alike
- Rear yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116385



Property Ref: RTF116385 - 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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