



Lister Street, Clifton Rotherham S65 2AX

welcome to

Lister Street, Clifton Rotherham

GUIDE PRICE £170,000 - £180,000 - I HEAR YOU CALL MY NAME & IT FEELS LIKE HOME - Situated within close proximity to local amenities, Parks & Rotherham Town Centre - this well presented semi would make the perfect home for any growing family! Boasting a beautiful & generous sized garden - CALL NOW!



Entrance Porch

Having a front facing door.

To the rear of the property is a generous sized lawned garden & patio.

Lounge

13' 1" into chimney breast recess x 15' 4" into bay window
(3.99m into chimney breast recess x 4.67m into bay window)

Having a front facing bay window & door.

Dining Room

13' 2" into chimney breast recess x 12' 11" (4.01m into chimney breast recess x 3.94m)

Having a rear facing double glazed window and a radiator.

Kitchen

16' 8" x 8' 9" (5.08m x 2.67m)

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

Bedroom One

11' 7" plus built in wardrobes x 12' 1" (3.53m plus built in wardrobes x 3.68m)

Having a front facing double glazed window and a radiator.

Bedroom Two

13' 6" x 10' 6" (4.11m x 3.20m)

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

Bedroom Three

9' 8" x 8' (2.95m x 2.44m)

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

Bathroom

Fitted with a bath with shower over, a hand wash basin and a WC. Having a side facing window and a radiator.

Outside



view this property online williamhbrown.co.uk/Property/RTF116027



welcome to

Lister Street, Clifton Rotherham

- Three bedroom semi detached property
- Well presented & spacious accommodation throughout
- Two reception rooms
- Larger than average well maintained rear garden
- Well placed to local amenities/transport links/schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116027 - 0004

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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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk