



Constable Close, Flanderwell Rotherham S66 2XG

welcome to

Constable Close, Flanderwell Rotherham

£140,000 - FIRST STEP ON THE LADDER - Offered to market is this beautiful two bedroom end terraced making the ideal purchase for the FTB...Boasting well presented accommodation throughout with communal parking and a delightful rear garden...CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door, a radiator and meter cupboard.

Downstairs Wc

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

Lounge

11' 8" x 15' 3" into recess (3.56m x 4.65m into recess)
Having rear facing double glazed French doors and a radiator.

Kitchen

13' 3" x 12' 4" into recess (4.04m x 3.76m into recess)
Fitted with wall and base units housing the integrated hob, oven & extractor fan with space & plumbing for a fridge/freezer, washing machine & dishwasher. Having a front facing double glazed window.

Landing

Having a radiator and providing access to the loft.

Bedroom One

15' 6" into recess x 11' 8" (4.72m into recess x 3.56m)
Being an L shaped room having two rear facing double glazed windows & two radiators.

Bedroom Two

9' 7" into recess x 13' 4" (2.92m into recess x 4.06m)
Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a corner bath & a separate shower cubicle, a hand wash basin & WC with a built in vanity unit. Having two rear facing obscured windows, a heated towel rail & spotlights.

Outside

To the rear of the property is a well maintained lawned garden with a decked area all enclosed with fencing.



view this property online williamhbrown.co.uk/Property/RTF116381



welcome to

Constable Close, Flanderwell Rotherham

- Two bedroom end terraced property
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Communal parking
- Delightful rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116381](https://www.williamhbrown.co.uk/Property/RTF116381)



Property Ref:
RTF116381 - 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.

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](https://www.williamhbrown.co.uk)