









welcome to

East Bawtry Road, Whiston Rotherham

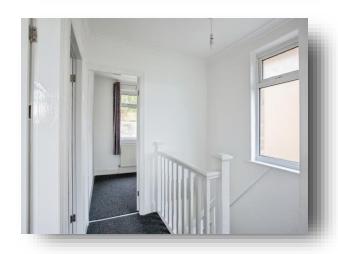
£210,000 - IT'S GOOD TO BE HOME - Offered to market is this spacious three bedroom semi detached property making the perfect family purchase. Situated in a highly sought after area & being well placed to amenities & transport links...CALL TO VIEW!!!













Lounge

12' 6" into chimney breast recess x 12' 9" into bay window (3.81m into chimney breast recess x 3.89m into bay window)

Having a front facing double glazed bay window & a radiator.

Dining Room

11' 11" \times 11' 10" into chimney breast recess ($3.63m \times 3.61m$ into chimney breast recess) Having a rear facing double glazed window and a radiator.

Kitchen

9' x 6' 11" (2.74m x 2.11m)

Fitted with wall and base units housing the integrated hob, oven, fridge/freezer & washing machine. Having a rear facing window & door.

Bedroom One

11' 5" x 11' 10" ($3.48 \,\mathrm{m}$ x $3.61 \,\mathrm{m}$) Having a rear facing double glazed window & a radiator.

Bedroom Two

11' 7" into recess x 12' 11" into bay $\,$ ($\,$ 3.53m into recess x $\,$ 3.94m into bay $\,$) Having a front facing double glazed bay window and a radiator.

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m) Having a front facing double glazed window, a radiator & loft access.

Bathroom

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

Outside

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

To the rear is a lawned garden & a patio along with a garage.





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East Bawtry Road, Whiston Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Well placed to local amenities
- Drive & garage
- Rear garden & patio

Tenure: Freehold EPC Rating: D

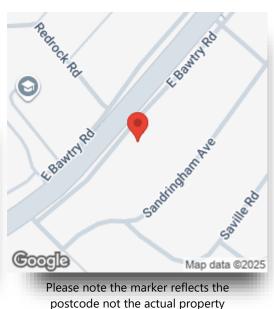
Council Tax Band: C

£210,000









view this property online williamhbrown.co.uk/Property/RTF116608



Property Ref: RTF116608 - 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.





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