



**Rotherfields, Waverley Rotherham S60 8DP**

**welcome to**

**Rotherfields, Waverley Rotherham**

£300,000-£325,000 - JUST BRING YOUR THINGS & MOVE IN - Offered to market is this three bedroom detached property boasting well presented & spacious accommodation throughout. Making the ideal family purchase this is not to be missed... CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing door, a radiator & a built in storage cupboard.

### **Downstairs Wc**

Fitted with hand wash basin and a WC.

### **Lounge**

10' 8" x 15' 6" ( 3.25m x 4.72m )

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

### **Kitchen**

15' 6" x 8' 8" ( 4.72m x 2.64m )

Fitted with wall and base units housing the integrated hob, oven, fridge/freezer & washing machine with worktops housing the sink & drainer. Having a front & side facing double glazed window & side facing double glazed patio doors & a radiator.

### **Bedroom One**

10' 11" x 10' 8" ( 3.33m x 3.25m )

Having a side facing double glazed window & a radiator.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

### **Bedroom Two**

11' 9" x 8' 9" ( 3.58m x 2.67m )

Having a side facing double glazed window and a radiator.

### **Bedroom Three**

8' 9" x 6' 5" ( 2.67m x 1.96m )

Having a front facing double glazed window & a radiator.

### **Bathroom**

Fitted with a bath, a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

### **Outside**

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

To the rear is a lawned garden.



***view this property online*** [williamhbrown.co.uk/Property/RTF116502](http://williamhbrown.co.uk/Property/RTF116502)



**welcome to**

## **Rotherfields, Waverley Rotherham**

- Three bedroom detached property
- Spacious and well presented accommodation throughout
- Ideal family purchase
- Drive providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF116502](http://williamhbrown.co.uk/Property/RTF116502)



Property Ref:

RTF116502 - 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](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**