



**William Street, Rotherham S60 2NG**

**welcome to**

**William Street, Rotherham**

£140,000 - JUST BRING YOUR THINGS & MOVE IN - Offered to market is this three bedroom property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation with private rear garden & allocated parking...CALL TO VIEW!!!





### **Entrance Hall**

Having a front facing double glazed door & understairs storage.

### **Downstairs W.C**

Fitted with a hand wash basin & a WC. Having a front facing double glazed window & a heated towel rail.

### **Kitchen**

15' 3" x 6' 8" ( 4.65m x 2.03m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with space & plumbing for a washing machine & worktops housing the sink & drainer. Having a front facing double glazed window.

### **Lounge**

13' 9" x 13' 2" into recess ( 4.19m x 4.01m into recess )

Having a rear facing double glazed window & French doors & a radiator.

### **Bedroom One**

27' 4" into eaves x 13' 9" into recess ( 8.33m into eaves x 4.19m into recess )

Situated on the second floor having a front & rear facing window & two radiators.

### **En Suite**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

### **Bedroom Two**

10' 3" x 13' 9" ( 3.12m x 4.19m )

Having two rear facing double glazed windows & a radiator.

### **Bedroom Three**

10' 6" into recess x 13' 8" into recess ( 3.20m into recess x 4.17m into recess )

Having two front facing double glazed windows & a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a heated towel rail.

### **Outside**

To the rear of the property is an enclosed lawned garden with a patio area.



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## **William Street, Rotherham**

- Three bedroom property - two bathrooms & WC
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Enclosed rear garden & patio
- Allocated parking

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

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF116371 - 0002

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