









welcome to

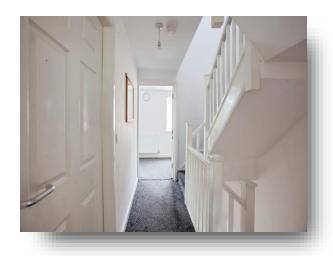
William Street, Rotherham

£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.





welcome to

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

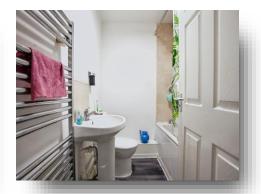
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116371



Property Ref: RTF116371 - 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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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.