

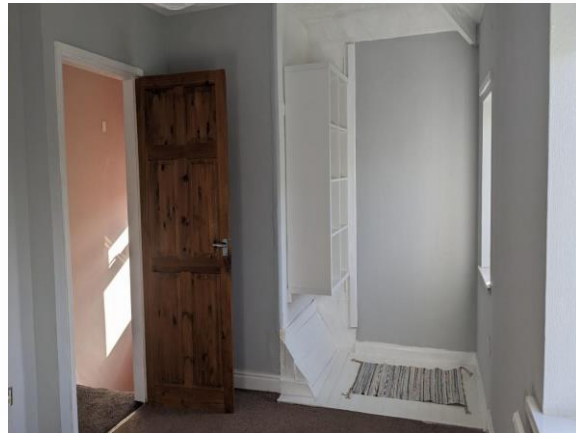


High Greave Road, Rotherham S65 3LW

welcome to

High Greave Road, Rotherham

£120,000 - FIRST STEP ON THE LADDER - This two bedroom semi detached property has been recently redecorated inside and outside. Ready to move in and Boasting spacious accommodation throughout with a generous sized rear garden making the ideal purchase for the FTB/small family..NO CHAIN



Lounge

11' 9" x 13' 7" into chimney breast recess (3.58m x 4.14m into chimney breast recess)
Having a front facing double glazed window and a radiator.

Kitchen

13' 6" x 8' (4.11m x 2.44m)
Fitted with wall and base units housing with worktops housing the sink & drainer. There is also space for a cooker, a fridge/freezer and a washing machine. Having a side facing door and a rear facing double glazed window.

Downstairs W.C

Fitted with a hand wash basin and a WC.

Bedroom One

9' 3" x 10' 9" (2.82m x 3.28m)
Having a rear facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

9' 2" x 16' 10" (2.79m x 5.13m)
Having two front facing double glazed window and a radiator.

Bathroom

Fitted with a bath & a shower having a rear facing window.

The WC is separate from the main bathroom having a hand wash basin and a side facing double glazed window.

Outside

The front of the property is gravelled.

To the rear of the property is a lawned garden and a deck.



view this property online williamhbrown.co.uk/Property/RTF116690



welcome to

High Greave Road, Rotherham

- Recently refurbished INSIDE AND OUT
- Two bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Spacious accommodation throughout
- Generous sized gardens

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

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116690



Property Ref:
RTF116690 - 0004

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