



Banks Way, Catcliffe Rotherham S60 5WR

welcome to

Banks Way, Catcliffe Rotherham

£230,000 - MAKE YOURSELF AT HOME - Offered to market is this beautifully presented three bedroom semi detached boasting spacious accommodation throughout, off road parking for two cars and a delightful rear garden. Making the ideal purchase for the FTB/family buyer...CALL TO VIEW!!!



Lounge

12' 4" x 17' 1" (3.76m x 5.21m)

Having a front facing double glazed window and a radiator.

Kitchen

15' 3" x 10' 9" (4.65m x 3.28m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space for a fridge/freezer & a washing machine. Having a rear facing double glazed window & door.

Downstairs Wc

Fitted with a hand wash basin and a WC.

Bedroom One

8' 5" x 13' 11" (2.57m x 4.24m)

Having a front facing double glazed window and a radiator.

En Suite

Fitted with a shower, a hand wash basin & a WC. Having a radiator.

Bedroom Two

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

Having a front facing double glazed window and a radiator.

Bedroom Three

8' 6" x 10' 3" (2.59m x 3.12m)

Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

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

To the rear is a lawned garden & a patio.



view this property online williamhbrown.co.uk/Property/RTF116687



welcome to

Banks Way, Catcliffe Rotherham

- Three bedroom mid terraced property
- Well presented & spacious throughout
- Situated in a highly sought after area
- Ideal purchase for the TB/family buyer
- Off road parking

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116687](https://www.williamhbrown.co.uk/Property/RTF116687)



Property Ref:

RTF116687 - 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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)